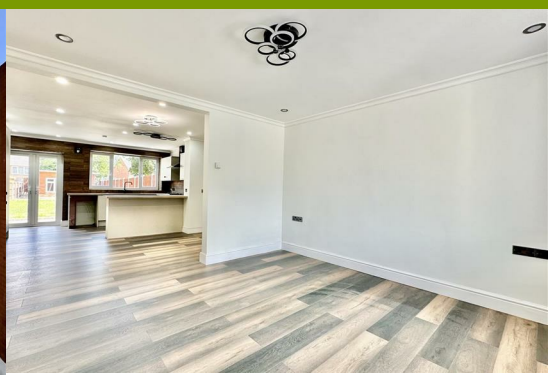


# 37 JUBILEE AVENUE

## DONNINGTON | TELFORD | SHROPSHIRE | TF2 8HR







This three-bedroom property has been completely refurbished to a high standard, with a stylish new kitchen and bathroom suite. There is a driveway for multiple vehicles to the front, and a large rear garden with a versatile outbuilding to the rear.

**Offers in the region of £230,000**





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- **Completely Refurbished**
- **New Kitchen and Bathroom**
- **Driveway for Multiple Vehicles**
- **Open-Plan Living**
- **Versatile Outbuilding**
- **Ground Floor W.C.**

## DESCRIPTION

This beautifully refurbished three-bedroom home is the perfect choice for first-time buyers looking for a property they can move straight into and enjoy from day one.

The accommodation has been thoughtfully modernised throughout and features a stylish open-plan living space, creating a bright and welcoming environment for everyday living and entertaining. A brand-new kitchen and contemporary bathroom add to the home's turnkey appeal, while the convenient ground-floor W.C. provides additional practicality for family life and guests.

A ground-floor rear extension enhances the living space, offering a versatile layout that perfectly suits modern lifestyles. Upstairs, you'll find three generous double bedrooms, providing ample room for families, professionals, or those needing additional workspace.

Externally, the property continues to impress with a driveway offering off-road parking for multiple vehicles and a good-sized rear garden ideal for relaxing, entertaining, or family activities. A particularly useful outbuilding provides excellent flexibility and could be utilised as a home office, gym, entertainment room, hobby space, or simply additional storage.

Combining stylish interiors, generous living accommodation, and fantastic outdoor space, this superb home offers an outstanding opportunity for buyers seeking comfort, convenience, and modern living.

## LOCATION

Jubilee Avenue is conveniently situated within the established residential area of Donnington, offering excellent access to a wide range of local amenities including shops, supermarkets, healthcare facilities, leisure amenities and well-regarded local schools.

The property is particularly well positioned for families, being within easy reach of a number of highly regarded primary and secondary schools, whilst also benefiting from excellent transport connections. The A518, A442 Queensway and M54 motorway are all readily accessible, providing convenient routes to Telford Town Centre, Stafford, Shrewsbury and the wider West Midlands.

The popular market town of Newport is also within easy reach and offers a superb range of independent shops, cafés, restaurants and amenities, together with a selection of highly regarded schools including Newport Girls' High School and Adams' Grammar School. As a result, the location is often favoured by families seeking access to excellent educational opportunities.

Telford Town Centre and Telford Central railway station are both a short drive away, providing extensive retail, leisure and dining facilities, together with direct rail services to Birmingham, Wolverhampton and London. The surrounding area also benefits from a variety of parks, green spaces and countryside walks, making this an attractive and convenient location for both families and commuters.

## ROOMS





## GROUND FLOOR

## LOUNGE

## DINING ROOM

## KITCHEN

## FIRST FLOOR

## BEDROOM ONE

## BEDROOM TWO

## BEDROOM THREE

## BATHROOM

## EXTERNAL

## GARDEN ROOM

## DRIVEWAY

## GARDEN

## LOCAL AUTHORITY

Telford & Wrekin Council

## COUNCIL TAX BAND

Council Tax Band: A

## POSSESSION AND TENURE

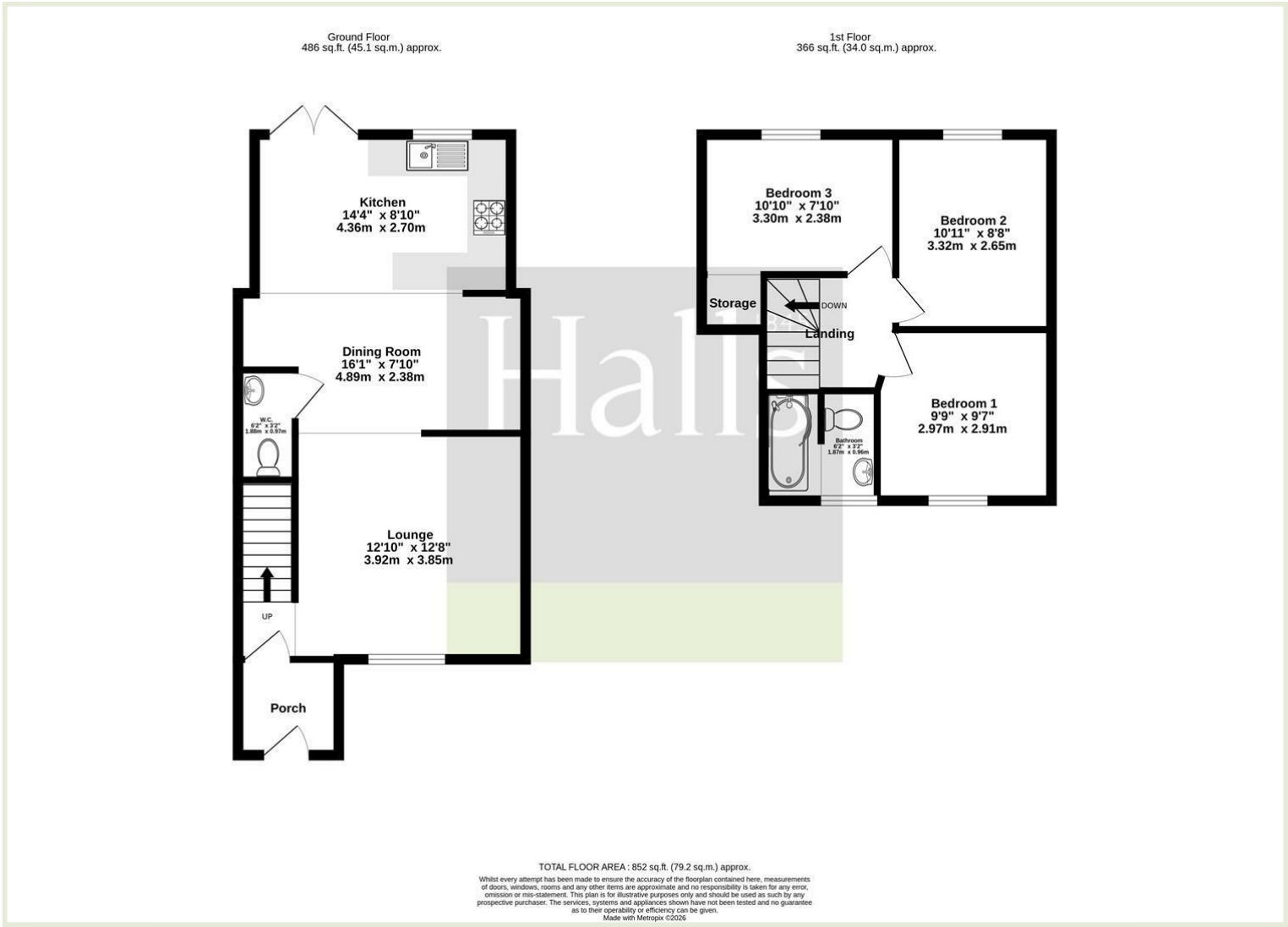
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

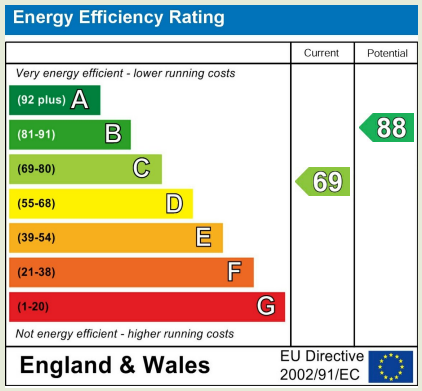
## VIEWINGS

Strictly by appointment with Halls the selling agent.

## ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.




**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.

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Halls 1845

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