



Helping *you* move



2 Bradley Court, Donnington

Offered for sale with no upward chain, a two Bedroom semi-detached house with well presented accommodation, considered an ideal opportunity for a first time buyer or buy to let investor.

Offers in the Region of
£160,000

2 Bradley Court, Donnington, Telford, TF2 7PU

Overview

- Semi-Detached House
- Kitchen
- Lounge
- Two Bedrooms
- Bathroom
- Rear Garden
- No Upward Chain
- Gas CH, Double Glazing
- Freehold
- EPC C, Council Tax A



Location

Situated in the established residential locality of Donnington the property is served by a range of neighbourhood facilities in the local centre along with Green Fields Farm Store, Garden Centre, Aldi and Asda Supermarket a short distance away. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford.

Brief Description

This property is offered for sale with no upward chain and presents an excellent opportunity for first-time buyers and buy-to-let investors alike.

The well-presented accommodation briefly comprises an entrance hallway leading to a modern fitted kitchen, featuring a range of matching base and wall units providing ample storage and workspace. To the rear of the property is a spacious lounge, with patio doors opening onto the rear garden, creating a light and welcoming living space.



To the first floor, there are two generous double bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a driveway to the side providing off-road parking. The enclosed rear garden features a patio, offering an ideal space for outdoor relaxation and entertaining.

Early viewing is highly recommended to appreciate the accommodation on offer.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band A.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Wellington proceed along the M54 leaving at Junction 4, take the 1st exit onto Castle Farm Way, proceed straight over the roundabout onto Redhill Way down to Granville Roundabout. Turn left onto Wrockwardine Wood Way and at the roundabout turn right into St Georges Road and at the next roundabout take the third exit into Bradley Road - continue along the road and bear left - Bradley Court is the second turning on your left hand side.

METHOD OF SALE

For Sale By Private Treaty.

WE40758 050826

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using The Mobile Agent.

All measurements quoted are approximate:

KITCHEN

9' 9" x 6' 4" (2.97m x 1.93m)

LOUNGE

14' 5" x 12' 8" (4.39m x 3.86m) max

BEDROOM ONE

12' 9" x 8' 1" (3.89m x 2.46m)

BEDROOM TWO

9' 5" x 8' 7" (2.87m x 2.62m)

BATHROOM

7' 1" x 6' 4" (2.16m x 1.93m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.