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## 1 Wood Close, Donnington

Offered for sale with no upward chain, this well maintained detached bungalow sits on a larger than average corner plot, in this sought after locale. Featuring two double bedrooms, full width lounge diner, breakfast kitchen, modern wet room and conservatory.

Offers in the region of

**£260,000**



# 1 Wood Close, Donnington, Telford TF2 7LU

## Overview

- No Upward Chain
- Detached bungalow
- Full width lounge/diner
- Fitted breakfast kitchen
- Two double bedrooms
- Conservatory
- Modern wet room
- Driveway Parking and Garage
- Attractive gardens
- Large corner plot
- Gas CH, Double Glazing
- Freehold. EPC D, Council Tax C



## Location

Wood Close is a pleasantly situated quiet Cul-de-Sac in Donnington. Telford Central Train Station is just a few miles away providing regular services to all major cities, whilst the M54 can easily be accessed. Regular bus services are within walking distance to Telford and Newport and beyond.

In addition, close by is the Asda Donnington store which is just a short flat walk away. Local popular schools, further shops and Post Office are also nearby.

## Brief Description

This well presented Detached Bungalow is available with no upward chain. It is entered via the main door, opening from the storm porch at the side of the property, into the through hallway. Off to the left are the two double bedrooms, with the principal bedroom having fitted wardrobes with mirrored sliding doors to one wall. The second bedroom features patio doors opening to the conservatory, a generous space to sit and enjoy the rear garden during all weathers.

The fitted breakfast kitchen has a range of ash effect fronted units of cupboards and drawers with contrasting worktops over and complementary tiling. There is a mid-level fan assisted oven and separate gas hob with extractor fan over. Space and plumbing provision for washing machine and space for upright fridge freezer. The full width lounge/diner is bright, with two front aspect windows. A feature fireplace provides a focal point to the spacious lounge area. The modern





wet room has a non-slip floor with electric shower, close coupled WC and wall mounted wash basin.

Externally, the bungalow has a large block paved driveway leading to the attached garage, which has up/over door, power and light. The boiler is located here, as is the consumer unit (at high level). There is a useful tap available towards the front of the garage, along with a wash basin. To the rear is a courtesy door to the garden and window.

Gardens to the front of the bungalow are a very attractive feature, mainly laid to ornamental stone with established borders of shrubs and perennials. These gardens extend along the side of the property, creating a most private space. The remainder of the rear garden is fully enclosed, with areas of shaped lawn, plenty of patio seating space and mature borders. There is a useful timber storage shed and greenhouse.



#### 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 C (currently £1,760.94 for the year 2024/25)

#### 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From the Garrison Roundabout on the A518, take the turning signposted Donnington. At the next roundabout, continue over into Wrekin Drive, driving past the Donnington parade of shops and the medical practice on your left. At the top of the hill, turn right at the traffic lights, into Oakengates Road, Wood Close is the third turning on the left, where the property can be found, marked by our for sale board.

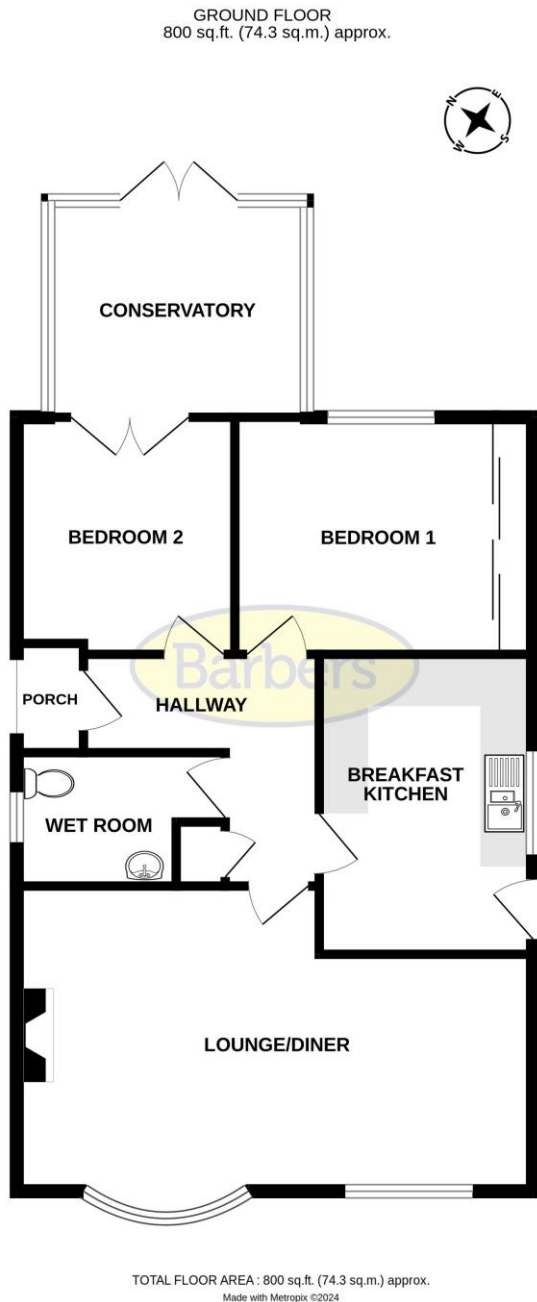
#### METHOD OF SALE

For Sale by Private Treaty.

WE36196.080824

#### 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.



All measurements quoted are approximate:

**LOUNGE/DINER** 21' 8" max (12' 3" min) x 12' 9" max (9' 11" min) (6.6m (3.73m) x 3.89m (3.02m))

**FITTED KITCHEN** 12' 7" x 9' 0" (3.84m x 2.74m)

**BEDROOM ONE** 10' 7" to wardrobe fronts (12' 6" into wardrobes) x 9' 11" (3.23m (3.81m) x 3.02m)

**BEDROOM TWO** 9' 11" x 8' 10" (3.02m x 2.69m)

**CONSERVATORY** 10' 10" x 9' 1" (3.3m x 2.77m)

**WET ROOM** 6' 8" min x 5' 7" (2.03m x 1.7m)

**GARAGE** 16' 1" x 8' 7" (4.9m x 2.62m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



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.