



Helping *you* move



April Rise, The Fields, Donnington Wood

This nicely presented Detached Bungalow is situated in a quiet back water position and has Four Bedrooms and a Detached Double Garage.

Offers in the Region of

£375,000

April Rise, The Fields, Donnington Wood, Telford, TF2 7PW.

Overview

- Spacious Detached Bungalow
- Well Presented Throughout
- Lounge / Diner
- Fitted Kitchen
- Laundry, Toilet
- Four Bedrooms
- Shower / Wet Room
- Double Garage & generous Driveway
- Good sized Gardens
- Gas CH, Double Glazing
- EPC D, Council Tax D



Location

Situated in a back-water position in the established locality of Donnington Wood being served by a range of local facilities in the nearby centre of Donnington. 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 Town Centre.

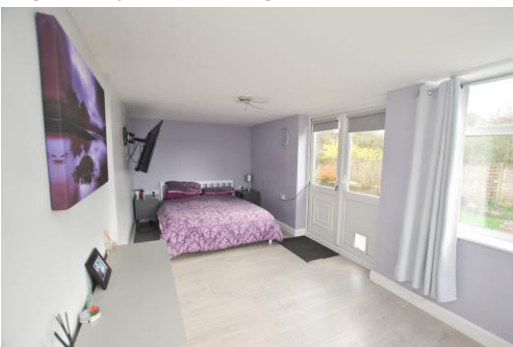
Brief Description

This spacious Detached Bungalow has nicely presented accommodation throughout - entering into the Entrance Hall with useful cupboard and door immediately into the Laundry Room with toilet. The modern fitted Kitchen has a range of drawers, base and wall mounted units with complementary working surfaces, integral double oven and hob with extractor over, provision and space for a dishwasher and fridge, walk-in pantry cupboard; a door leads into the Lounge / Diner with window overlooking the gardens and a return door to the Hall. Bedroom One is located at the end of this hall and enjoys a dual aspect over the gardens with French doors providing access onto the patio.



From the main entrance hall, following the bungalow towards the right, you will access three further Bedrooms, all benefitting from a built-in cupboard, and the modern Shower / Wet Room with toilet, sink and shower area. The accommodation benefits from gas central heating and double glazing.

April Rise is approached over a generous driveway which continues through double gates into further parking which in turn leads to the Detached Double Garage. Lawned gardens flow around the Bungalow with patio areas, shrub borders, two Greenhouses and a further single pedestrian gate providing access to the front which overlooks a field to the front being used for equestrian use. Viewing is essential to appreciate the true size of the garden plot and Bungalow.



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 D

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

Junction 6 off the M54 proceed towards Ketley Brook roundabout, continue straight over onto Whitchurch Drive, at the roundabout take the 3rd exit onto Haybridge Road, continue straight over Trench Lock Interchange onto Trench Road merging onto Wellington Road, at the roundabout take the 3rd exit onto Wrekin Drive. Proceed up the road, through the traffic lights and then left into St Matthews Road - follow this along and turn left into Church Road. Take your second right into The Fields and April Rise will be found on your right hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE37383.310325

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.

GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx.
Made with Mapogen 10/2015

All measurements quoted are approximate:

KITCHEN 11' 9" x 9' 1" (3.58m x 2.77m) min. plus door recess

LOUNGE 17' 1" x 10' 9" (5.21m x 3.28m)

LAUNDRY 7' 7" x 6' 7" (2.31m x 2.01m)

TOILET 3' 6" x 2' 8" (1.07m x 0.81m)

BEDROOM ONE 18' 1" x 8' 4" (5.51m x 2.54m)

BEDROOM TWO 12' 7" x 8' 7" (3.84m x 2.62m)

BEDROOM THREE 9' 4" x 9' 0" (2.84m x 2.74m) plus recess in addition

BEDROOM FOUR 8' 8" x 6' 4" (2.64m x 1.93m) plus door recess

SHOWER ROOM 8' 0" x 5' 4" (2.44m x 1.63m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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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Email: 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.