



Helping *you* move



### 11 Primmer Road, Donnington, TF2 8LD

A substantial, much improved Semi-Detached house situated in a pleasant location with plenty of Parking and offering spacious living accommodation which includes a large warm roof Conservatory and a Chalet Office together with 3 spacious Bedrooms and a usable boarded Loft.

Offers in the Region of  
**£250,000**

# 11 Primmer Road, Donnington, TF2 8LD

## Overview

- A Substantial and Improved Semi-Detached House
- Three Bedrooms
- Large Entrance Hall
- Spacious Lounge
- Well-Fitted Kitchen
- Lovely Conservatory
- Useable Loft, Office/Man Cave
- Good Sized Patio and Lawned Gardens
- Plenty of Parking
- Double Glazing Throughout
- EPC Rating - C
- Council Tax Band A



## BRIEF DESCRIPTION

A substantially improved Semi-Detached home situated in a pleasant location, offering spacious and versatile accommodation. The property features a large Entrance Hall, an impressively spacious Lounge and a well-fitted Kitchen. A generous warm roof Conservatory provides an inviting additional living space. The ground floor also includes a WC, a convenient Store Room, and Ample Storage throughout.

Upstairs, there are Three well-proportioned Bedrooms, a modern Shower Room, and a converted loft offering a versatile and usable space.

## LOCATION

Situated within the established residential localities of The Humbers and Donnington, conveniently placed for Greenfields Farm Shop and Dobbies Garden Centre. Donnington is served by a range of shops, Supermarket, Leisure Centre, Primary and Education facilities within the neighbouring Districts along with Granville Country Park and Riding Stables and The Shropshire Golf Club in Muxton. An excellent road network links the property to all parts of the area including the traditional Town of Newport and the modern shopping and leisure facilities of Telford Town Centre.

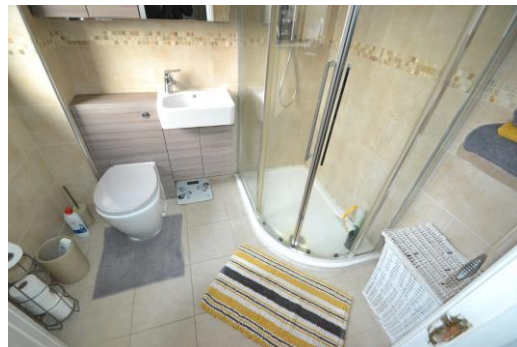
**SERVICE CHARGE:** We confirm there is a service charge on the property which is payable to Preim, this is currently £500 per annum. This is for the upkeep for the communal areas.



Your **Local** Property Experts  
01952 820 239



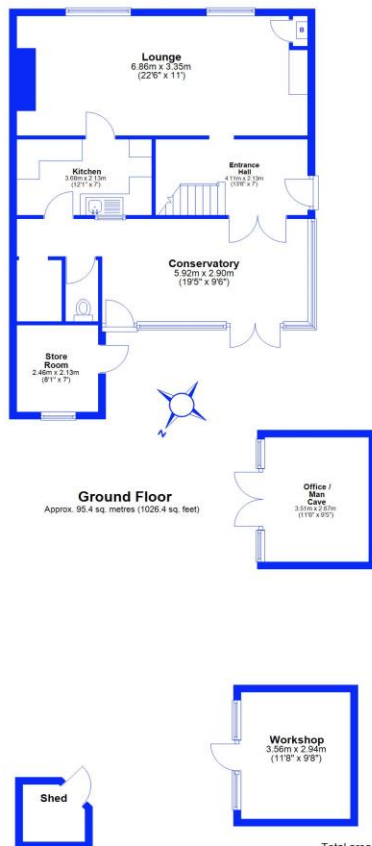
**USEFUL INFORMATION: TO VIEW THIS PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)  
**SERVICES:** We are advised that all mains services are available. Barbers have 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/>  
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From our office in the High Street, head south and continue onto Upper Bar, turn right onto Wellington Road and follow A518. At the roundabout, take the 3rd exit onto Wellington Road/A518 and at the next roundabout, take the 2nd exit and stay on Wellington Road/A518. Continue to follow A518 for 2.0 miles. At the Clock Tower Roundabout take the 3rd exit onto Station Road then turn left onto Primmer Road, turn right to stay on Primmer Road and right again, continue towards the end of the road and the property will be located on the left hand side.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

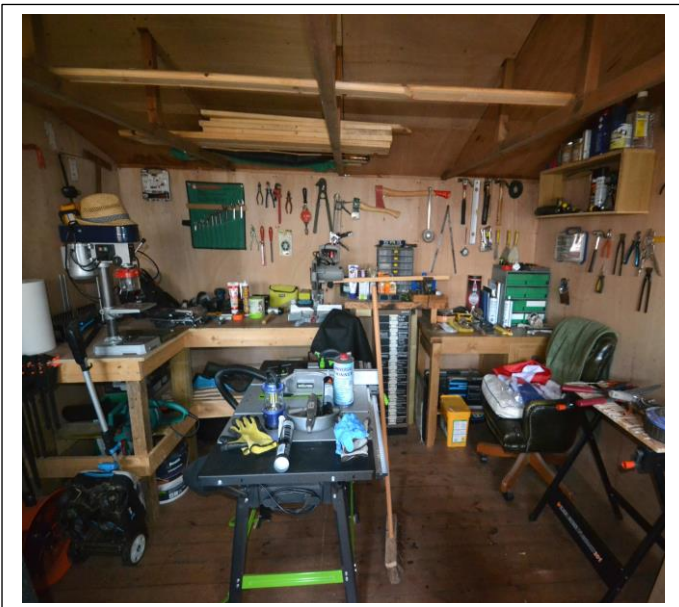
**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact 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.



Total area: approx. 164.3 sq. metres (1768.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All data has been taken in the preparation of the floor plan which would not be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. (Not produced using a laser)

11 Primmer Road, Donnington, Telford



## 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 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

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

**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.