



Helping *you* move



96 James Way, Donnington

Offered for sale with no upward chain, this Three Bedroom Semi-Detached House provides an ideal purchase for First Time Buyers and is conveniently located for a range of neighbourhood amenities.

Offers in the Region of

£170,000

96 James Way, Donnington, Telford, Shropshire, TF2 8AX.

Overview

- Semi-Detached House
- Smartly presented accommodation
- Lounge
- Fitted Kitchen
- Ground floor Bathroom
- Three Bedrooms
- Driveway Parking
- Rear Garden
- Gas CH, Double Glazing
- EPC D, Council Tax A
- No Upward Chain



Location

Situated in the established residential locality of Donnington the property is served by a range of neighbourhood facilities in The Parade local centre along with Green Fields Farm Store, Garden Centre 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 maturing, smartly presented Semi-Detached House is located in an established residential area. The property is entered into a Hall which then leads into the Lounge with decorative wood burner and door into a rear hall; from here you have stairs to the left and a door to the right into the Kitchen which has been fitted with a range of drawers, base and wall mounted units, space and provision for an upright fridge / freezer, free standing cooker and provision for a washing machine; useful walk-in pantry cupboard, window and door to the rear garden. From the inner Hall a door provides access into the modern Bathroom with white three piece suite including a P shaped bath.



Stairs ascend to the first floor Landing with window to the side; there are two Bedrooms overlooking the rear garden and one Bedroom to the front. To the front is a useful walk-in cupboard with window to the front and wall mounted boiler. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a gravel and concrete frontage providing parking space. A gate provides access at the side into the rear garden which is predominantly laid to lawn with patio area and areas to the side for garden sheds.



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 Hortonwood roundabout take the exit onto the A518, at Garrison roundabout take the 2nd exit, at the roundabout take the 3rd exit onto Wrekin Drive, turn right and take the 2nd exit onto Winifred's drive then turn right onto James Way. Follow the road around and no.96 will be found on your right hand side overlooking a communal green area.

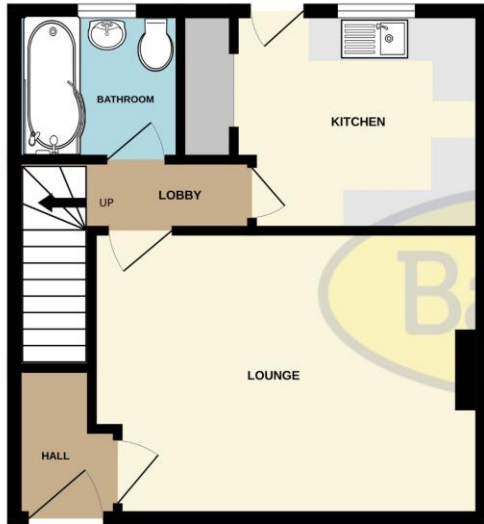
METHOD OF SALE

For Sale by Private Treaty.

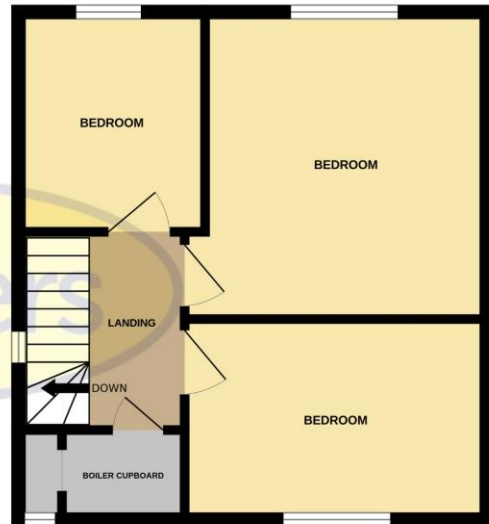
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AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried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



1ST FLOOR



Made with Metropix ©2025

All measurements quoted are approximate:

LOUNGE 15' 4" x 11' 2" (4.67m x 3.4m) max.

KITCHEN 9' 4" x 8' 9" (2.84m x 2.67m)

BATHROOM 6' 8" x 5' 4" (2.03m x 1.63m)

BEDROOM ONE 12' 2" x 11' 7" (3.71m x 3.53m) min.

BEDROOM TWO 12' 6" x 8' 0" (3.81m x 2.44m)

BEDROOM THREE 9' 1" x 7' 7" (2.77m x 2.31m)

WALK-IN CUPBOARD 5' 3" x 3' 6" (1.6m x 1.07m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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

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.