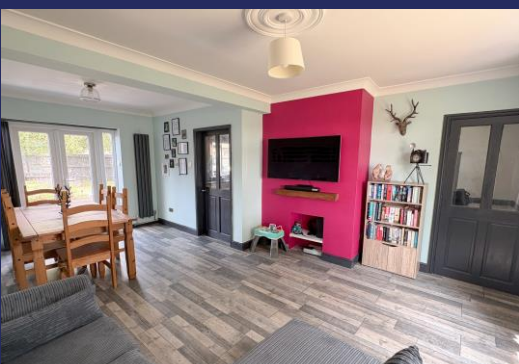




Helping *you* move



28 Hill Road, Donnington

A spacious, semi-detached property located within a desirable, semi rural location. Full depth lounge diner with french style patio doors, generous sized kitchen, separate utility room, two double bedrooms and modern family bathroom. A large plot with attractive gardens to the rear.

Offers in the Region of

£215,000

28 Hill Road, Donnington, Telford, TF2 8NA

Overview

- Attractively presented property
- Full depth lounge/diner
- Fitted kitchen, utility room
- Two double bedrooms
- Modern family bathroom
- Allocated parking space
- Substantial plot
- Fully enclosed sunny aspect rear garden
- Gas CH, uPVC Double Glazing
- Freehold, EPC D, Council Tax A
- Estate service charge payable



Location

Situated in the established residential localities of The Humbers and Donnington, conveniently placed for Greenfields Farm Shop and a 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.

Brief Description

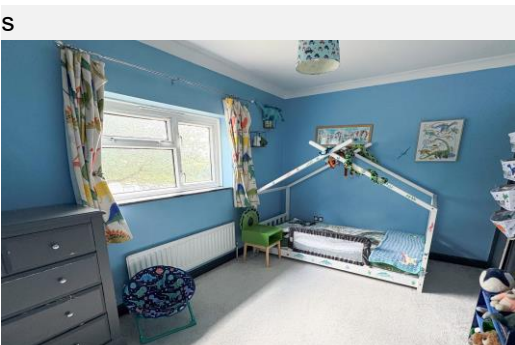
An attractively presented, spacious semi-detached house, located within a desirable, semi-rural location. The property is entered from the front via an enclosed porch which opens into a generous hallway, having stairs to the first floor with useful storage cupboard underneath. A full depth lounge diner is located to the left, with a front aspect window and french style patio doors opening to the rear garden. A rear aspect kitchen is comprehensively fitted with a range of ash effect fronted units of cupboards and drawers, with integrated dishwasher, built in fan assisted oven with gas hob over. The room is finished with a ceramic tiled floor. A separate utility room has space and plumbing provision for a washing machine and tumble drier, with a rear access door opening to the garden, off which is a further store room.



To the first floor are two generous double bedrooms, one with front aspect and one with rear aspect, both having double width built-in wardrobes. These are served by the modern bathroom, which features a white three piece suite including thermostatic shower over the bath.

Externally, the property sits in a substantial plot, having good sized front and rear gardens, both laid predominantly laid to lawn. The fully enclosed rear garden benefits from a sunny aspect, with patio and sun terraced as well as an additional barked play area. The gardens are finished with specimen fruit trees and borders of shrubs and perennials.

The property also has an allocated space, adjacent to the purpose built garage blocks, just off the main road, and there is also plentiful on street parking in the vicinity.



TENURE

We are advised that the property is Freehold and we also understand that there is an estate management charge of £50 pcm (payable over 10 months to Encourt) for the upkeep of the surrounding communal areas, these 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 Telford Town Centre take the A442 Queensway to Trench Lock Interchange, take the A518 New Trench Road at the third island (Donnington island) take the first exit onto Station Road and continue to the next roundabout. Take the third exit, past the convenience store, onto Richards Road. Take the fourth left hand turn into Hill Road, where the property can be found, after a short distance, on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE38424.140725

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 18' 10" x 12' 11" max (9'10" min) (5.74m x 3.94m)

KITCHEN 12' 2" x 9' 9" (3.71m x 2.97m)

UTILITY ROOM 8' 1" x 6' 4" (2.46m x 1.93m)

BEDROOM ONE 12' 9" x 8' 8" (3.89m x 2.64m)

BEDROOM TWO 13' 5" x 8' 0" (4.09m x 2.44m)

BATHROOM 8' 7" x 4' 8" min (5'5" max) (2.62m x 1.42m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Tel: 01952 221 200

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.