



**Estate Agents
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22 Brick Kiln Way, Donnington, Telford, TF2 7RS
Offers In The Region Of £170,000



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The property is located in Donnington Wood, where most local amenities are available close including a Post Office and a range of local shops at the Parade, and two supermarkets on the edges of Donnington. Two primary schools, a library, community hall, a modern medical centre and a pharmacy are also located within the walking distance of the property.

The market town of Newport is about four miles away with its well respected schools and independent shops. Telford town centre with its covered shopping centre, leisure facilities, railway station and connections to the M54 motorway are approximately 4 miles away distant.

Available with No Upward Chain

No. 22 Brick Kiln Way is a two bedroomed mid-terraced house with two off road parking spaces to the front and an enclosed rear garden.

The property in more detail:-

Attractive Edwardian style composite front entrance door to

Entrance Hall

having laminate flooring.

Lounge

13'1" (max) x 9'9" (3.99 (max) x 2.98)

having laminate flooring and two uPVC framed double glazed windows to the front. Radiator.

Kitchen Diner

8'5" x 13'0" (2.59 x 3.98)

Dining area with radiator and understairs cupboard. uPVC framed double glazed French doors to rear garden. Tiled floor extending to kitchen.

Kitchen with a good range of modern fitted base and wall mounted cupboards and comprising a stainless steel sink unit with corner and single cupboards below. Recess with plumbing connection for a washing machine. Integrated electric oven with a 4 ring gas hob above and extractor hood over. Further half and corner cupboards, as well as a four drawer unit, all having worktop to finish. Space for upright fridge/freezer. Splash back wall tiling and matching wall cabinets. uPVC framed double glazed window with outlook to rear garden.

From entrance hall stairs to

Landing

having access hatch to loft and shelved cupboard housing Glow Worm combination boiler.

Bedroom One

12'3" x 13'0" (3.74 x 3.98)

uPVC framed double glazed window to the front. Radiator. Over the stairs cupboard.

Bedroom Two

9'3" x 6'7" (2.84 x 2.03)

uPVC framed double glazed window with rear aspect. Radiator.

Bathroom

modern white suite comprising panelled bath with full height wall tiling above and electric shower over. Pedestal wash hand basin and low level flush W.C. Chrome tower radiator. Tiled floor. uPVC framed patterned double glazed window.

Outside

The front of the property has been finished to Tarmac and providing off road parking for two cars.

The enclosed rear garden is relatively maintenance free being finished to areas of slabbed patio, artificial grass and gravel edgings. Gated rear access to pathway, shared with No. 20 and No. 24 Brick Kiln Way.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band B.

EPC RATING: C (70)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors have made us aware that there are not mobile black spots

within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are aware of the right to shared side access to subject property's rear garden as well as No. 20 and No.24 Brick Kiln Way.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of planned developments or permissions that would impact the property.

COAL FIELDS/MINING: The property has not been affected by any mining related issues, however Telford is an historic area and potential buyers are advised to make their own enquiries with regard to this.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

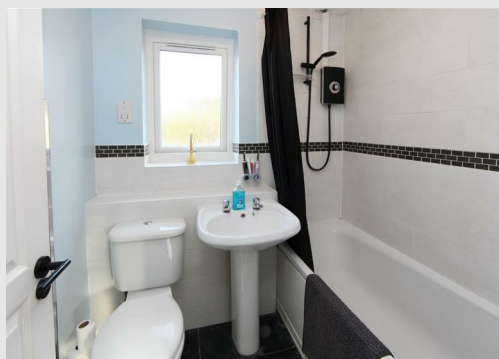
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fittings, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

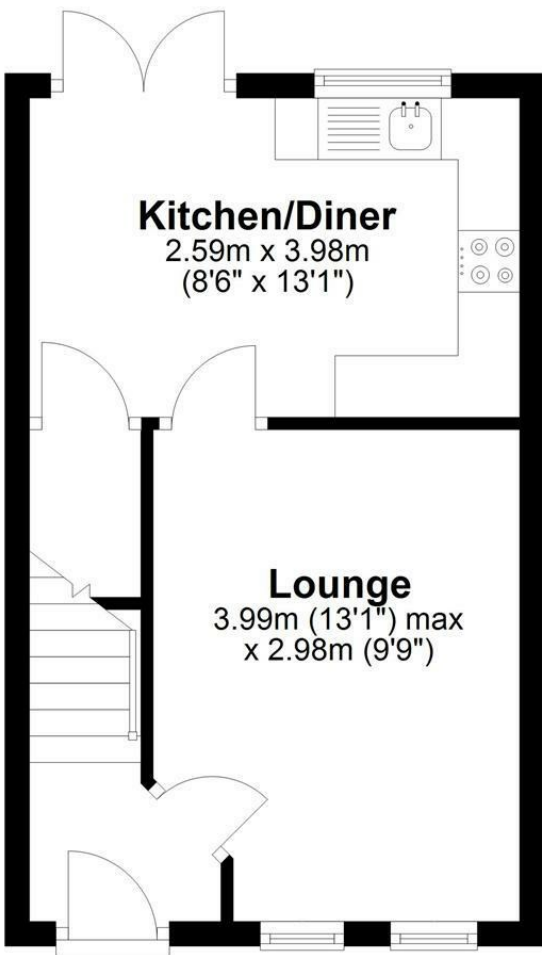




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

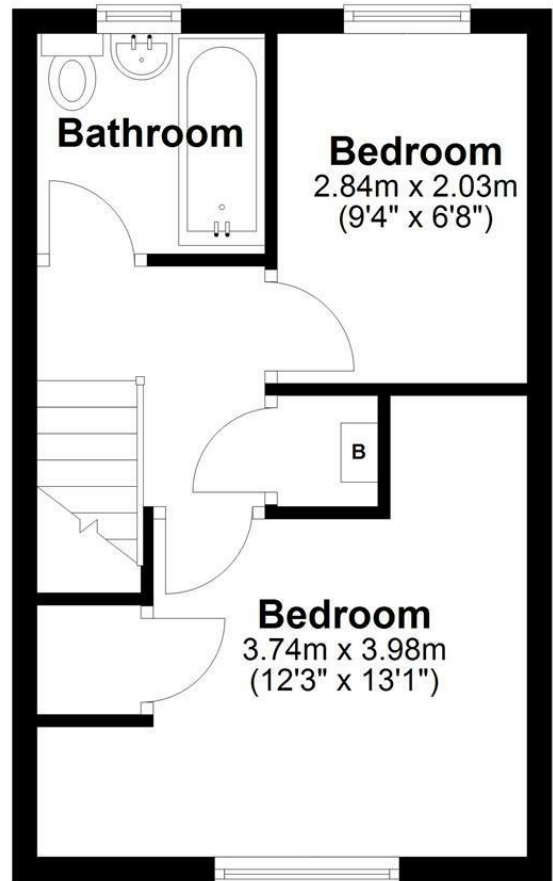
Ground Floor

Approx. 26.6 sq. metres (286.2 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.2 sq. feet)



Total area: approx. 53.2 sq. metres (572.3 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

