



**Estate Agents
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Surveyors & Valuers**

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124 Highlander Drive, Donnington, Telford, TF2 8JZ
Offers In The Region Of £225,000

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The property offers flexible living accommodation across three floors, the ground floor comprising a fully-fitted kitchen, lounge-diner and cloakroom/ WC. To the first floor, Two double bedrooms and a family bathroom. The second floor being set out to the main bedroom with dressing area and ensuite shower room. Externally, the property has an allocated parking space and garage. The landscaped rear garden is set out to decking and AstroTurf.

Local amenities are available at Muxton and Donnington both about a mile away and include Junior schools, supermarkets, shops, medical centres, dentist, etc... There is a convenience store very close by, as well as a Dobbies garden centre with instore Waitrose and a Green Fields farm shop. The market town of Newport with its high street shops, cafes, bars/pubs, bank and building society is about 3 miles away. Telford town centre with its covered shopping complex, retail parks, South water leisure development, train station and M54 motorway connection point is about 4 miles south.

The property is set out in further detail below;

uPVC front door into...

Entrance Hall

Having a radiator and storage cupboard. Door to...

Cloakroom / WC

Having a pedestal wash basin and low-level flush WC. Radiator and front aspect uPVC double glazed window.

Fully-Fitted Kitchen

12'9" x 6'3" (3.90 x 1.91)

Having a range of base and wall mounted units comprising cupboards and drawers with contrasting work surfaces over. Oven with 4 ring gas hob over and extractor fan above. Space for washing machine, dishwasher and free standing fridge-freezer. Laminate flooring and large front aspect uPVC double glazed window.

Living Room

16'6" x 13'4" (5.03 x 4.07)

A well proportioned room with double glazed patio doors and windows either side opening out to the rear garden. Useful understairs cupboard with power. Wood flooring and radiator.

From the Entrance Hall, a turned staircase rises to the first floor Landing.

Second Bedroom

9'11" x 13'4" (3.03 x 4.07)

A good sized double bedroom having a built-in double wardrobe with mirror sliding doors. Rear aspect uPVC double glazed windows and radiator.

Third Bedroom

9'4" x 13'4" (2.86 x 4.07)

A good sized double bedroom having a built-in double wardrobe with mirror sliding doors. Two front aspect uPVC double glazed windows and radiator.

Contemporary Shower Room

Comprising a large tiled walk-in shower cubicle with mains rainfall shower head and handset shower head. Pedestal wash basin with tiled splash back and low-level flush WC. Radiator.

Stairs from the first floor Landing rise to the second floor Landing. Door to...

Main Bedroom

13'7" x 13'3" (4.16 x 4.06)

A good sized room with front aspect uPVC double glazed window and cupboard housing the hot water cylinder. Hatch to loft space. Opening into...

Dressing Area

Having built-in wardrobes with mirror fronted doors. Sky light and radiator.

En-Suite

Tiled shower cubicle with mains shower head. Pedestal wash basin and low-level flush WC. Skylight, useful shelved storage cupboard and radiator.

Outside

A slabbed path leads to the front door with gravelled areas either side and outside tap. The allocated parking space is a short distance from the property as well as the Garage, there is additional visitors parking if required. The southerly aspect rear garden is landscaped to AstroTurf and decking area. Shed with power and light. Outside tap and external plug sockets. Rear gate leading to the allocated parking.

Additional Information

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

EPC RATING: C

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.

ADDITIONAL CHARGES: £87.26 is payable twice a year for management of the parking area.

RIGHTS AND RESTRICTIONS: There is a right of way to the allocated parking

FLOODING ISSUES: The property has not flooded within the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: None that we are aware of.

COAL FIELDS/MINING: The house is in a known coal mining area but no issues relating to mining have been reported by the vendors.

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

DIRECTIONS: Proceed from the Clock Tower island taking the third exit on to Station Road, take a left turning onto Highlander Drive and as the road splits into two bear right. Take the first right turning and the property can be found after a short distance on your left.

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 fitments, 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 identification documents prior to the issue of sale confirmation.

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.

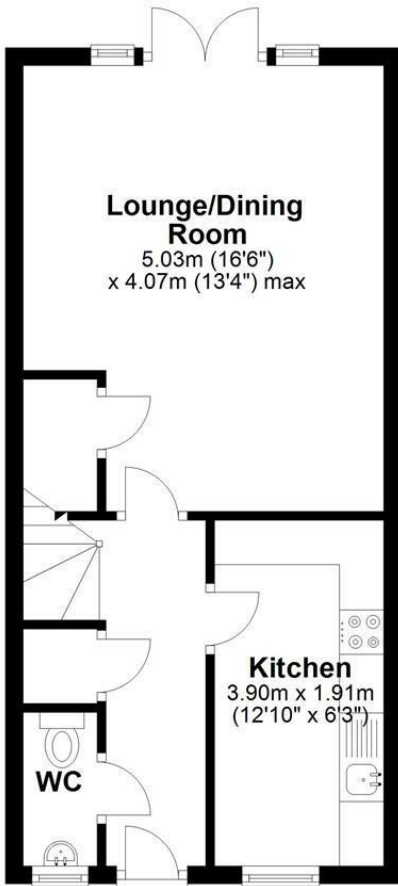




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

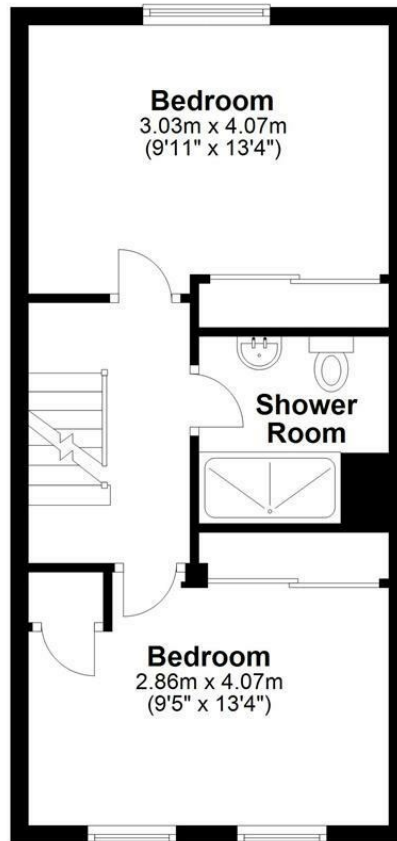
Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



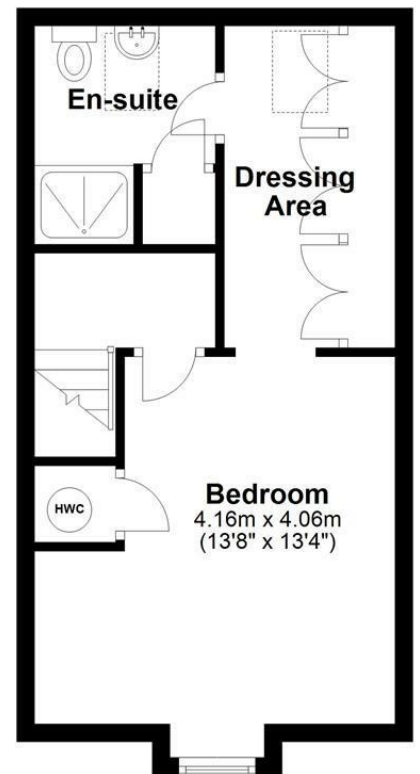
First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Second Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 106.0 sq. metres (1141.1 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.