



**Estate Agents
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28 Hill Road, Donnington, Telford, TF2 8NA
Offers In The Region Of £220,000

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The property forms part of a popular residential development in semi-rural surroundings on the northern edge of Telford. 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 comprises a good size two bedroomed semi-detached house positioned on a lovely perimeter plot and with possible off road parking option on the front garden (subject to obtaining all necessary highway/planning consents.) The gas centrally heated and double glazed accommodation is set out more fully as follows:-

uPVC framed double glazed entrance door to enclosed porch.

Porch

with light fitting. Inner uPVC panelled patterned double glazed door.

Entrance Hall

modern vertical radiator. Understairs cupboard.

Full depth Lounge/Diner

18'11" x 13'1" (max) (5.77 x 3.99 (max))

uPVC framed double glazed window to the front with outlook towards Lilleshall village. Vertical radiators. uPVC framed double glazed French door to rear garden.

Fitted Kitchen

9'10" x 12'4" (3.00 x 3.78)

having a range of base and wall mounted cupboards and comprising a 1 1/2 bowl sink unit with double cupboard below. Integrated dishwasher to the side. Further double, corner and single cupboards as well as a 3 drawer unit all with roll edge worktop to finish. Integrated electric double oven and grill with 4 ring gas hob above and filter extractor over. Splashback wall tiling and matching wall mounted cupboards. Space for upright fridge freezer. uPVC framed window with outlook to rear garden. Ceramic tiled floor and recess spotlights. Radiator.

Utility Room

6'4" x 8'0" (1.95 x 2.46)

having plumbing connection for washing machine, uPVC framed double glazed window to the front. Ceramic tiled floor. Radiator. Double wall mounted cupboard. uPVC panelled and patterned double glazed external door to rear recess porch and garden.

From the entrance hall, stairs to

Landing

with uPVC framed patterned double glazed window. Built-in storage cupboard and separate shelved linen cupboard.

Bedroom One

8'9" x 12'9" (2.67 x 3.91)

double size bedroom with uPVC framed double glazed window with outlook to the front. Radiator. Built-in double wardrobe.

Bedroom Two

8'0" x 13'5" (2.45 x 4.10)

double size bedroom with uPVC framed double glazed window with outlook to rear garden. Radiator. Built-in double wardrobe.

Lovely Modern Bathroom

with white suite comprising panelled bath with mains shower over, wash hand basin with vanity cupboard below. Low level flush W.C. Vertical radiator. Dual aspect uPVC framed patterned double glazed windows. Recess spotlighting.

Outside

The house is positioned on a good size plot on the perimeter of the development, having rural outlook to the front over towards Lilleshall village and hill. The open front garden is set out to established lawn. Side access to rear garden. The enclosed rear garden is set out mainly to lawn with timber decked area against the French doors. Integrated store and outside lighting. The property includes an allocated parking space in an adjacent residents parking/garaging area.

Additional Information

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

EPC RATING: D (64)

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

ESTATE CHARGE: We are advised that there is an estate service charge of £54.94 per month for the maintenance / upkeep of communal landscaped areas, private drainage system, public liability insurance etc.

SERVICES: We understand that mains water, electricity and gas are connected. Drainage is initially to a private system.

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 (give details).

RIGHTS AND RESTRICTIONS: The vendors are not aware of any rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been affected by flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: 350 homes plan submitted for greenfield site TWC/2016/0521.

COAL FIELDS/MINING: Vendors are not aware of any coal mines in close proximity to the property.

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 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.

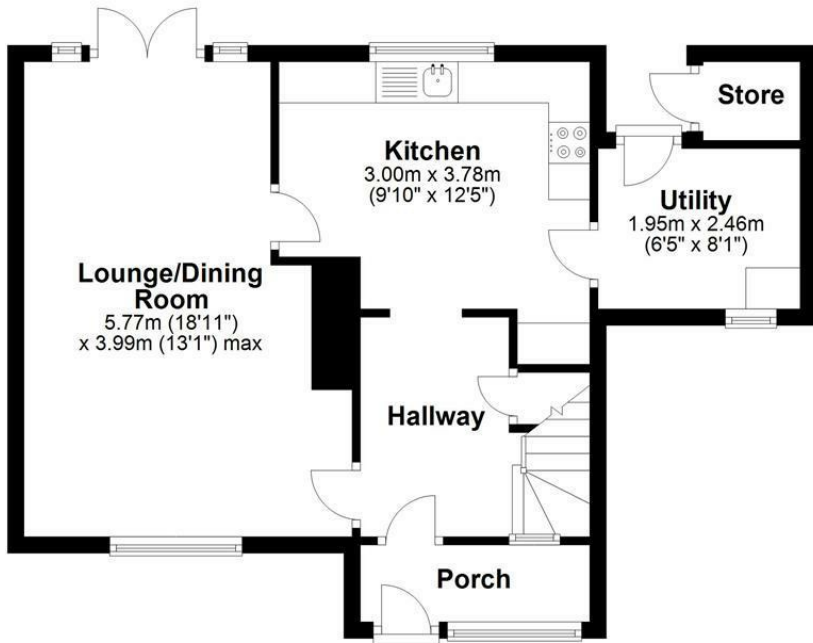




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

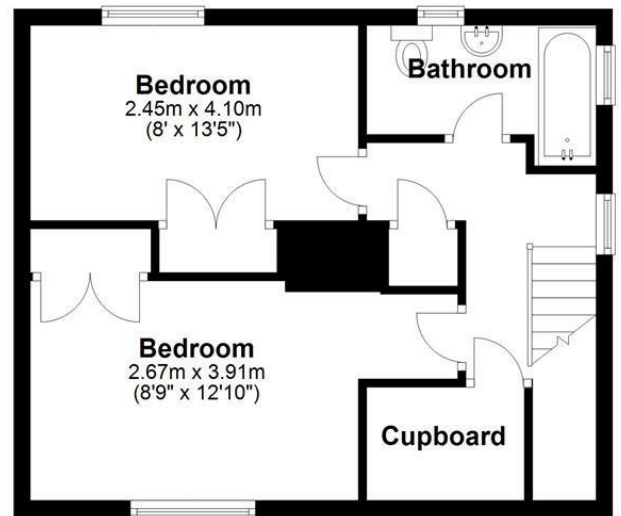
Ground Floor

Approx. 50.4 sq. metres (542.3 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 90.7 sq. metres (975.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.