



**Estate Agents
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25 Brick Kiln Way, Donnington, Telford, TF2 7RS
Offers In The Region Of £177,500

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The property is located in Donnington Wood, most local amenities are available close by, including two supermarkets at the Parade, primary schools and a modern medical centre. 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.

The gas centrally heated accommodation has been newly redecorated and re-carpeted and is set out in further detail below;

Front door into...

Entrance Hall

Having laminate floor and radiator. Door to...

Cloakroom / WC

Low-level flush WC and corner wash hand basin. Electric radiator and front aspect window.

Kitchen

9'5" x 7'9" (2.88 x 2.37)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Electric oven with 4 ring electric hob above and extractor hood over. 1 1/2 stainless steel sink and drainer. Space for washing machine and upright fridge freezer. Front aspect window and laminate flooring.

Living Room

14'0" x 14'11" max (4.29 x 4.56 max)

A well proportioned room having sliding doors leading to the rear garden and a rear aspect window. Understairs cupboard with shelving. Radiator.

Staircase from the Entrance Hall rises to the first floor Landing, having hatch to loft and cupboard housing the combination boiler.

Bedroom One

12'6" x 8'5" (3.83 x 2.58)

Double bedroom having a rear aspect window and radiator.

Bedroom Two

11'1" x 8'5" (3.39 x 2.58)

Double bedroom having a front aspect window and radiator

Bedroom Three

7'9" x 6'3" (2.38 x 1.91)

Single bedroom having a rear aspect window and radiator.

Family Bathroom

Partially tiled having a bath with mains fed shower over. Pedestal wash basin and low-level flush WC. Front aspect window.

Outside

The property is accessed off a shared entrance leading to a tarmaced drive offering off-road parking for two cars. Gated side access leads to the enclosed rear garden, laid to lawn, patio and gravelled areas.

Additional Information

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

EPC RATING: D (68)

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: The vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: Telford is a historic mining area but the vendor is not aware of any mining related issues having affected 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.





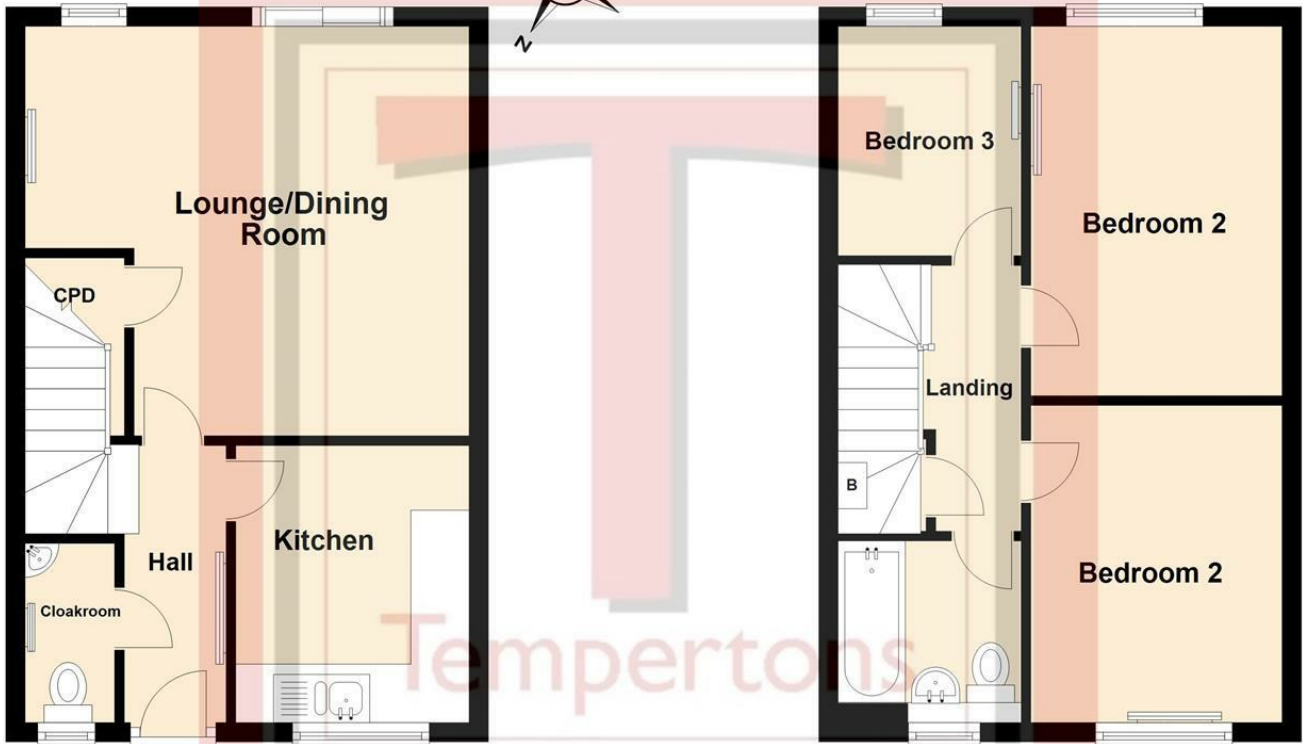
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 33.4 sq. metres (359.9 sq. feet)

First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 66.9 sq. metres (719.9 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

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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.