



Helping *you* move



17 Donnerville Gardens, Admaston

Located in the sought after area of Donnerville Gardens, this Detached Bungalow offers spacious three Bedroom accommodation enjoying a corner plot position with a double garage.

Offers in excess of
£425,000

17 Donnerville Gardens, Admaston, Telford, TF5 0DE

Overview

- Detached Bungalow
- Lounge, Dining Room
- Kitchen with Breakfast Room
- Three Bedrooms
- Master En-suite
- Sun Room, Bathroom
- Attractive Gardens
- Double Garage, Solar Panels
- Gas CH, Double Glazing
- Council Tax E. EPC C
- No Upward Chain



Location

Situated on the perimeter of Admaston, extremely close to Dothill Nature Reserve and walks along Silkin Way. The property is conveniently placed for a range of primary and secondary education facilities, the neighbourhood amenities of Admaston and to Wellington Town which is approximately 1 mile distant, and offers a range of shops, supermarket, traditional market and access to junction 7 of the M54 which leads to Telford Centre and the wider West Midlands Conurbation in the east; Shrewsbury is also accessed off junction 7 towards the west.

Brief Description

This spacious Detached Bungalow enjoys a corner plot position and is approached through an enclosed Entrance Porch with door opening into the Entrance Hall with an airing and boiler cupboard and double doors opening into the airy Lounge with feature high ceiling and dual aspect to both sides of the property, feature fire place with surrounding display plinths; door off into an inner hall. From the main Hall a door leads into the Breakfast area with opening into the Kitchen which has a range of base and wall mounted units, drawers, complementary working surfaces, freestanding cooker, provision for two appliances and space for an upright fridge / freezer. From the Breakfast area an arch flows into the formal Dining Room with window and sliding patio doors to the garden; the Sun Room is accessed from the Breakfast Area and has a sliding door to the rear garden and further door to the Lounge.



Your **Local** Property Experts
01952 221 200



The Master Bedroom is found of the main Hall, overlooks the front and benefits from built-in wardrobes and a sliding door leads into the En-suite Wet Room with white suite. From the inner hall the two further Bedrooms can be accessed and both overlook the rear garden; the Bathroom is also found off the inner hall and has a three piece white suite.

Externally, the property is approached over a generous sized tarmacadam driveway leading to the detached double Garage with electric up-and-over doors. To the front and side are lawned gardens with established shrubs. Pedestrian gateways lead into the lawned side and rear garden with attractive shrub borders and further patio / gravelled areas to the remaining side.



TENURE

We are advised that the property is Freehold and this 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 Banding of E.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. There are Solar Panels. 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.

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 Wellington proceed along Springhill and turn right into Admaston Road and head towards Admaston. After approximately 3/4 mile take the third left into Donnerville Gardens - the bungalow will be found on your left hand side towards the end of the road.

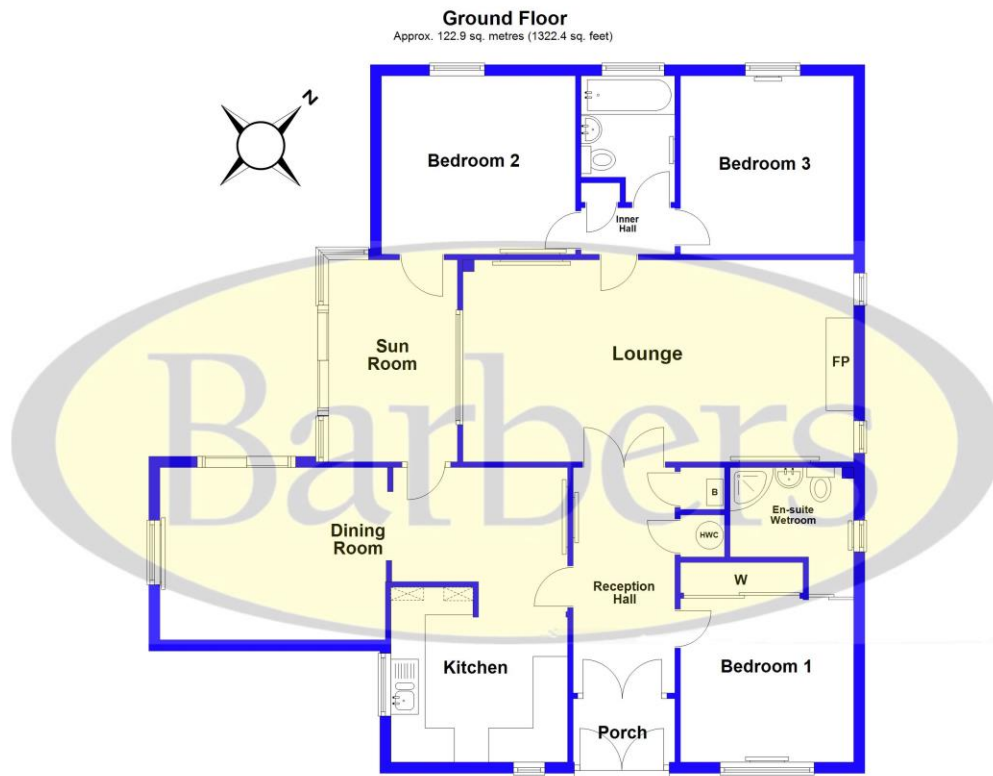
METHOD OF SALE

For Sale by Private Treaty.

WE31616.041022

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Total area: approx. 122.9 sq. metres (1322.4 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

17 Donnerville Gardens, Admaston, Telford

All measurements quoted are approximate:

ENTRANCE HALL 13' 4" x 6' 1" (4.06m x 1.85m)

BREAKFAST ROOM 10' 5" x 7' 0" (3.18m x 2.13m)

KITCHEN 10' 11" x 10' 5" (3.33m x 3.18m)

DINING ROOM 13' 4" x 10' 3" (4.06m x 3.12m)

SUN ROOM 10' 8" x 7' 6" (3.25m x 2.29m)

LOUNGE 23' 3" x 12' 0" (7.09m x 3.66m)

BEDROOM ONE 10' 6" x 9' 8" (3.2m x 2.95m)

EN-SUITE WET ROOM 7' 7" x 5' 3" (2.31m x 1.6m)

BEDROOM TWO 11' 5" x 10' 6" (3.48m x 3.2m)

BEDROOM THREE 10' 6" x 10' 3" (3.2m x 3.12m)

DOUBLE GARAGE 18' 0" x 17' 0" (5.49m x 5.18m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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, Scotland & Wales			EU Directive 2002/91/EC

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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.