



Helping *you* move



## 11 Lodge Coppice, Donnington

This three Bedroom Semi-Detached House has smartly presented, well maintained accommodation throughout and is convenient for the local neighbourhood amenities and education facilities within the area.

Offers in the Region of

**£220,000**

# 11 Lodge Coppice, Donnington, Telford, TF2 7LZ.

## Overview

- Semi-Detached House
- Smartly presented throughout
- Fitted Kitchen
- Cloakroom
- Lounge / Diner, Conservatory
- Master Bedroom with En-suite
- Two Further Bedrooms
- Bathroom
- Gas CH, Double Glazing
- Garage, Gardens
- No Upward Chain
- EPC D. Council Tax C.



## Location

Situated in the established residential locality of Donnington with light commercial units to the rear, the property is served by a range of neighbourhood facilities in the local centre along with Green Fields Farm Store, Garden Centre and Asda Supermarket a short distance away. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford.

## Brief Description

This well maintained semi-detached house has smartly presented accommodation, decorated in neutral tones throughout and is ideal for first time buyers, young families or investors. Entering the property into a through Hall with door off to the right into the fitted Kitchen which has a range of base and wall mounted units, complementary working surfaces with inset sink unit, hob and extractor over, integral oven and space for two appliances. The Cloakroom has a white two piece suite. The Lounge / Diner overlooks the rear garden and has French doors providing access to the patio, feature fireplace with decorative fire; French doors provide access to the Conservatory which has delightful views over two sides of the garden and French doors out onto the patio area.



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Stairs ascend to the first floor Landing with airing cupboard. Bedroom One overlooks the front garden and has built-in triple sliding mirror door wardrobes, door into the En-suite Shower Room with white three piece suite. There are two further Bedrooms facing the rear aspect. The Bathroom has a white three piece suite.

Externally, the property is approached over a generous sized tarmac driveway leading to the integral Garage with internal door to the Hall. A gate to the side provides access into the Rear Garden which has a paved patio area with picket fence separating the lawn with established shrub borders.



#### 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 Band C

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Junction 6 off the M54 proceed towards Ketley Brook roundabout, continue straight over onto Whitchurch Drive, at the roundabout take the 3rd exit onto Haybridge Road, continue straight over Trench Lock Interchange onto Trench Road merging onto Wellington Road, at the roundabout take the 3rd exit onto Wrekin Drive. Follow this road through the traffic lights into St Georges Road and at the roundabout take the second left into Lodge Road, first left into Lodge Coppice and the property will be found towards the left of the cul-de-sac.

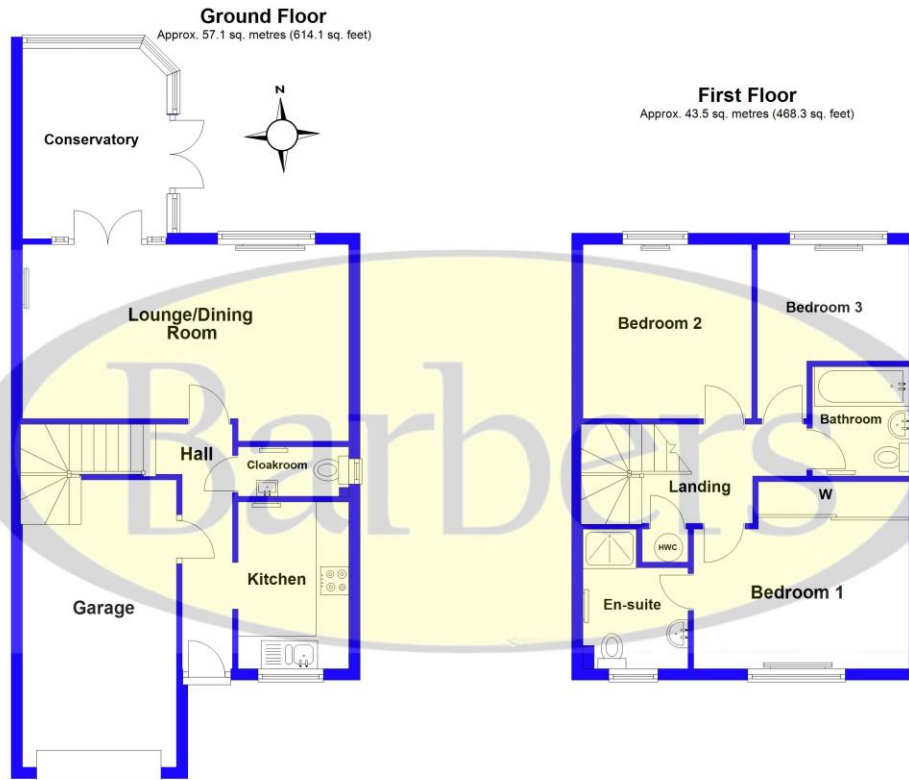
#### METHOD OF SALE

For Sale by Private Treaty.

WE32814.240523

#### 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. 100.6 sq. metres (1082.4 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

11 Lodge Coppice, Donnington, Telford

All measurements quoted are approximate:

**KITCHEN** 9' 7" x 6' 4" (2.92m x 1.93m)

**CLOAKROOM** 6' 4" x 2' 8" (1.93m x 0.81m)

**LOUNGE** 18' 9" x 11' 4" (5.72m x 3.45m) max.

**CONSERVATORY** 11' 1" x 8' 4" (3.38m x 2.54m)

**BEDROOM ONE** 12' 5" x 9' 4" (3.78m x 2.84m) exclusive of fitted wardrobes

**EN-SUITE** 6' 0" x 5' 7" (1.83m x 1.7m) plus shower area

**BEDROOM TWO** 10' 2" x 9' 8" (3.1m x 2.95m)

**BEDROOM THREE** 8' 8" x 6' 7" (2.64m x 2.01m) plus door recess

**BATHROOM** 6' 3" x 5' 6" (1.91m x 1.68m)

**GARAGE** 16' 7" x 8' 2" (5.05m x 2.49m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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](mailto: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.