



Helping *you* move



4 Champion Drive, Donnington Wood

Available with No Upward Chain, this Detached Bungalow provides two Bedrooms, Conservatory and benefits from a Detached Garage. Convenient for the local neighbourhood amenities and access to Telford Town Centre.

Offers in the Region of

£240,000

4 Campion Drive, Donnington Wood, Telford, TF2 7RH

Overview

- Detached Bungalow
- No upward chain
- Lounge
- Conservatory
- Fitted Kitchen
- Three Bedrooms
- Shower Room
- Detached Garage, Driveway
- Neat Established Gardens
- Gas Central Heating
- Double Glazing
- EPC D, Council Tax C



Location

Situated in the established residential locality of Donnington Wood the property is served by a range of neighbourhood facilities including the 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 lovely Detached Bungalow has been looked after throughout to provide cared for, spacious accommodation, presented in neutral tones. A recessed storm porch has a door opening into the Entrance Hall with useful cupboard housing the boiler and providing a good space for storage. Immediately to the left is the Shower Room with a white suite including a walk-in shower. Off to the right is Bedroom Two which overlooks the front garden and Bedroom One has a range of wardrobes and window to the rear.

The Lounge is on the rear with an attractive feature surround with gas fire, windows and a glazed door lead into the Conservatory which provides delightful views over the neat rear garden.



A door from the Lounge leads into the Kitchen, being fitted with a range of drawers, base and wall mounted units, complementary working surfaces, integral eye level double oven, four ring gas hob and extractor over, stainless steel sink unit and window to the front; space for two under-counter appliances and door providing side external access. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a small tributary road serving no. 4 and it's neighbour; a tarmac turning space and driveway leads to the Detached Garage with pedestrian door and side gateway leading to the side access - this then leads around into the main rear garden which has a paved patio area, lawned garden and slate with inset shrubs, stepped pathway descending to a slabbed area. Off the patio a pathway leads to the further side where you will find a garden shed.



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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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 Donnington Wood roundabout take the exit onto Celadine Way turn right onto Columbine Way and right onto Campion Drive - the property will be found on the left, approached over a private drive serving no.4 and its neighbour.

METHOD OF SALE

For Sale by Private Treaty.

WE35166.080324

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.

GROUND FLOOR



Made with Hozonix ©2024

All measurements quoted are approximate:

LOUNGE 17' 1" x 10' 6" (5.21m x 3.2m)

CONSERVATORY 14' 0" x 8' 2" (4.27m x 2.49m)

KITCHEN 9' 1" x 8' 7" (2.77m x 2.62m)

SHOWER ROOM 6' 9" x 6' 2" (2.06m x 1.88m)

BEDROOM ONE 12' 0" x 9' 8" (3.66m x 2.95m)

BEDROOM TWO 9' 5" x 9' 1" (2.87m x 2.77m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		94
(69-80)	C		
(55-68)	D	67	
(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

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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.