



Helping *you* move



## 39 Hill Road, Donnington, Telford, TF2 8NA

39 Hill Road is a larger than average, mature Three Bedroom Semi-Detached House which has Large Gardens and views over Open Countryside and Playing Fields together with plenty of Parking.

Offers in the Region of  
**£270,000**



# 39 Hill Road, Donnington, Telford, TF2 8NA

## Overview

- Mature Semi-Detached House
- Three Bedrooms
- Entrance Hall, Ground Floor W.C.
- Kitchen
- Utility Room
- Lounge Dining Room
- Bathroom
- Garage, Plenty of Parking
- Large Corner Gardens with Paved Patio
- Council Tax Band B
- EPC Rating – D



## BRIEF DESCRIPTION

If you are looking for a larger than average mature Semi-Detached House which has been tastefully decorated throughout and very Large Gardens, lots of Parking and has wonderful views over Open Countryside and local Playing Fields then this could be the one for you. The property has accommodation of: Enclosed Porch, a substantial Hallway, beautifully decorated Lounge Dining Room, attractive modern Kitchen a separate Utility Room and Ground Floor W.C., The first floor comprises: Spacious Landing, 2 Large Double Bedrooms and a further Bedroom and modern Bathroom. Externally there is a long and wide Driveway with access to the very large Rear Garden there is further Parking within the front quad which services the surrounding properties and there is a Garage Store within a block a short distance away.

## LOCATION

The property is situated in the semi rural locality of The Humbers, Donnington. Newport with its High Street stores, smaller specialist shops, highly regarded both Primary and Secondary Schools, indoor market, super markets, public houses and church is approximately 5 miles distance. More comprehensive shopping, leisure and employment facilities can be offered at Telford Town Centre, which is approximately 5 miles distance in the opposite direction.





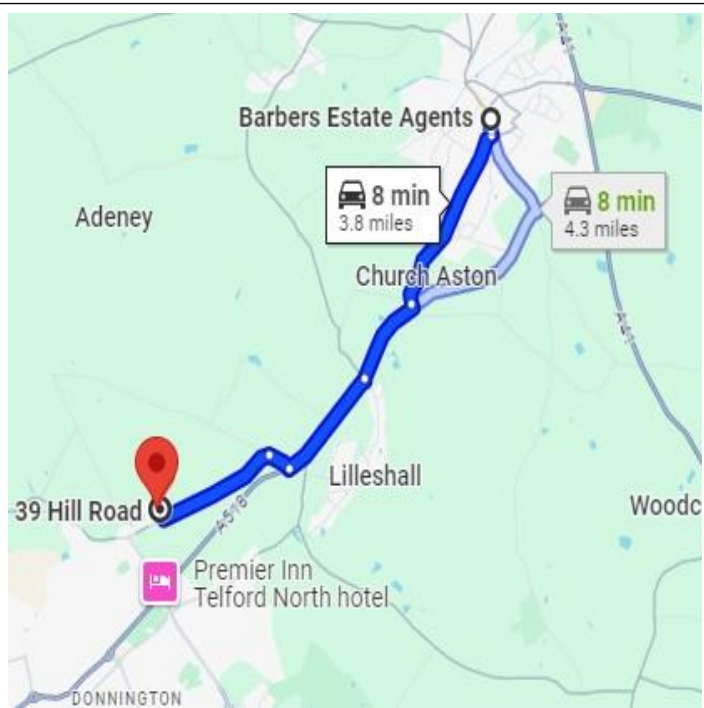
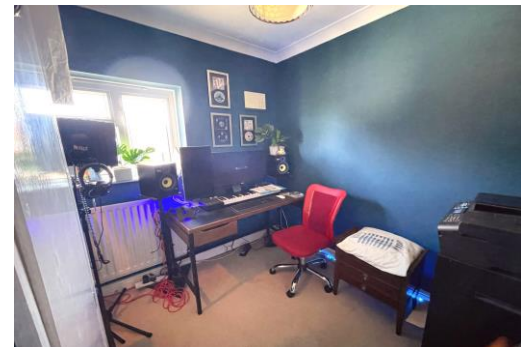
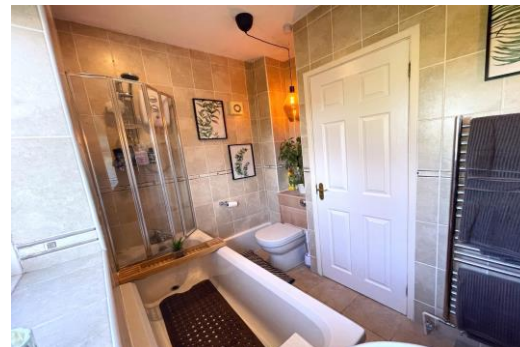
Your **Local** Property Experts  
01952 820 239



**USEFUL INFORMATION:** TO VIEW THIS PROPERTY: please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services 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/>

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From Newport take the A518 towards Telford. At the Donnington roundabout turn right into Station Road and at the next roundabout turn right onto Humber Lane. Take the second left into Body Road and then right into Hill Road.

**SERVICE CHARGE:** There is a service charge on the property which is for the communal centre green and also road maintenance etc. Which is currently £50.00 per month.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

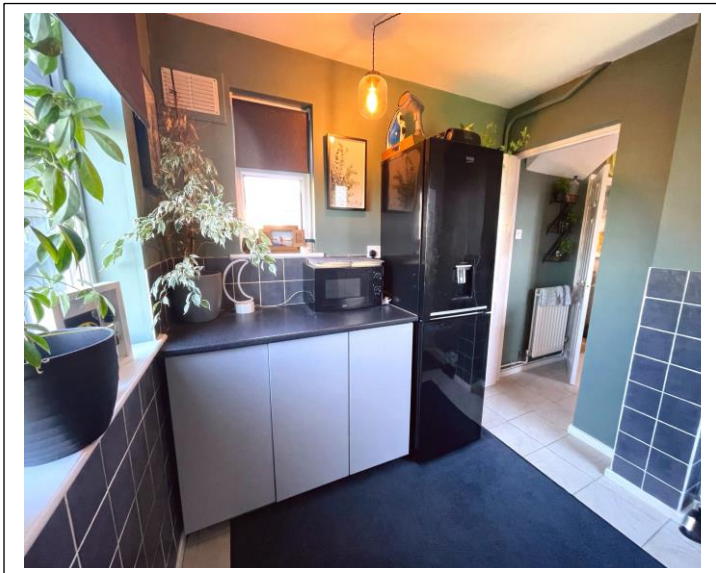




Total area: approx. 95.7 sq. metres (1030.2 sq. feet)

This floor 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 sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

39 Hill Road, Donnington, Telford



## 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 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@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.