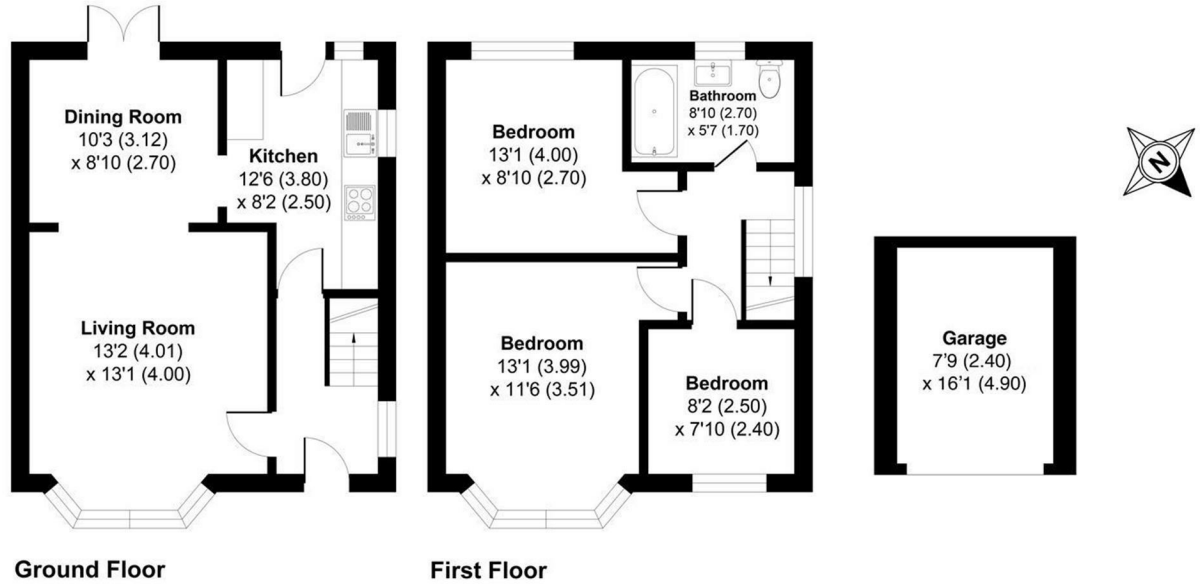


FOR SALE

5 Ewart Road, Donnington, Telford, TF2 7LP



Approximate Area = 878 sq ft / 81.6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



FOR SALE

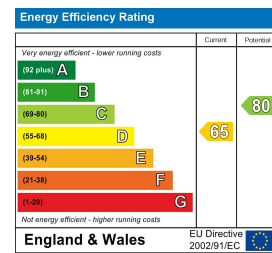
Offers in the region of £250,000

5 Ewart Road, Donnington, Telford, TF2 7LP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Offered to the market with no onward chain, this well-presented three-bedroom semi-detached home occupies a generous plot in a popular area of Donnington. The property features a spacious lounge, separate dining room, bespoke fitted kitchen, three bedrooms, family bathroom, detached garage, driveway parking and a substantial enclosed rear garden. Conveniently located for local amenities, schools and excellent transport links.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com

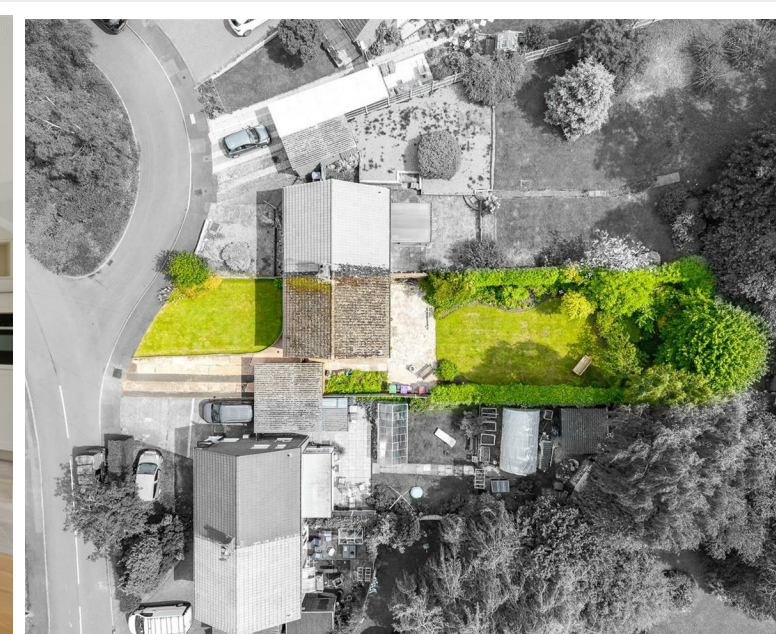


IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s1 Bath/Shower
Room/s

- No Onward Chain
- Generous Plot
- Large Enclosed Rear Garden
- Convenient for Telford & Newport Schools and Amenities
- Well-Presented Throughout
- Detached Garage & Driveway Parking

Externally, the property enjoys one of its most appealing features – a substantial plot with extensive lawned gardens extending to the side and rear. The generous outdoor space offers excellent potential for family enjoyment, gardening enthusiasts and outdoor entertaining, whilst the established boundaries provide a pleasant degree of privacy.

To the front and side of the property, a driveway provides off-road parking and leads to a garage, offering useful storage space and further practicality.

This well-proportioned family home is offered for sale with the added advantage of no onward chain. Early viewing is highly recommended to fully appreciate all that this property has to offer.

LOCATION

Ewart Road is conveniently situated within the established residential area of Donnington, offering excellent access to a wide range of local amenities including shops, supermarkets, healthcare facilities, leisure amenities and well-regarded local schools.

The property is particularly well positioned for families, being within easy reach of a number of highly regarded primary and secondary schools, whilst also benefiting from excellent transport connections. The A518, A442 Queensway and M54 motorway are all readily accessible, providing convenient routes to Telford Town Centre, Stafford, Shrewsbury and the wider West Midlands.

The popular market town of Newport is also within easy reach and offers a superb range of independent shops, cafés, restaurants and amenities, together with a selection of highly regarded schools including Newport Girls' High School and Adams' Grammar School. As a result, the location is often favoured by families seeking access to excellent educational opportunities.

Telford Town Centre and Telford Central railway station are both a short drive away, providing extensive retail, leisure and dining facilities, together with direct rail services to Birmingham, Wolverhampton and London. The surrounding area also benefits from a variety of parks, green spaces and countryside walks, making this an attractive and convenient location for both families and commuters.

ROOMS

GROUND FLOOR

LIVING ROOM
13'2 x 13'1

DINING ROOM
10'3 x 8'10

KITCHEN
12'6 x 8'2

FIRST FLOOR

BEDROOM ONE
13'11 x 11'6

BEDROOM TWO
13'1 x 8'10

BEDROOM THREE
8'2 x 7'10

BATHROOM

EXTERNAL

DRIVEWAY

GARAGE
7'9 x 16'1

GARDEN

LOCAL AUTHORITY
Telford & Wrekin Council

COUNCIL TAX BAND
Council Tax Band: B

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

AGENT NOTE:

Please be advised that a business cannot be run from this address.