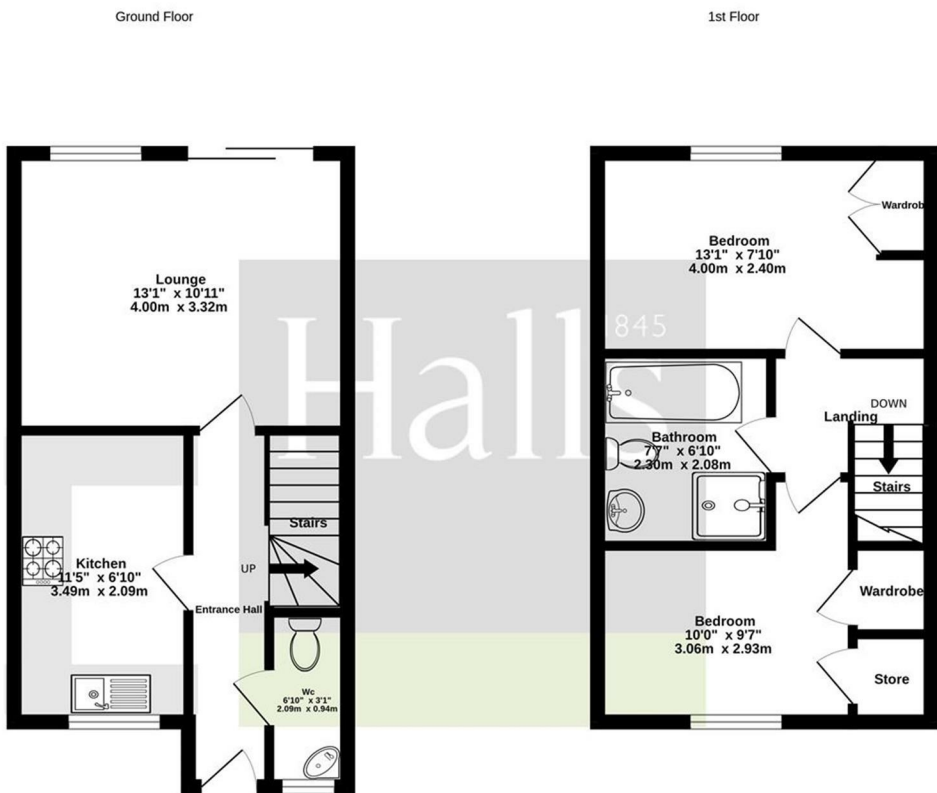


FOR SALE

10 Eastwood Drive, Donnington, Telford, TF2 7LY

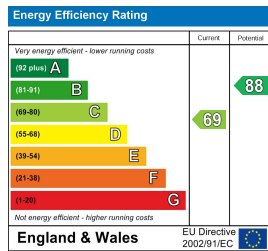


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Energy Performance Rating



Halls 1845

01952 971800

Telford Sales

32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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1 Reception
Room/s


2 Bedroom/s


1 Bath/Shower
Room/s


1 Bath/Shower
Room/s



- Perfect for First-Time-Buyers
- Private Rear Garden
- Parking for Two Vehicles
- Ground Floor Cloakroom
- Two Double Bedrooms
- Ample Storage Options

DESCRIPTION
This is a home that offers a fantastic opportunity for first-time buyers to step onto the ladder and make something their own. With a practical layout and great natural light throughout, it provides a solid base with plenty of scope to add your own style over time.

The lounge sits to the rear, enjoying direct access out to the garden, making it a great space to relax or host friends, especially through the warmer months. To the front, the kitchen is well laid out with fitted units and integrated cooking appliances, offering everything you need to get started from day one.

Upstairs, there are two genuine double bedrooms, including a particularly generous second bedroom with built-in storage. The bathroom is a real bonus, featuring both a bath and separate shower - ideal for busy routines.

Outside, the property benefits from off-road parking to the front, while the enclosed rear garden is mainly laid to lawn with useful side access and space to personalise.

All in all, this is a straightforward, no-nonsense home with plenty of potential — perfect for buyers looking to get onto the ladder and put their own stamp on a property.

LOCATION
Situated within the established residential area of Donnington, the property is well placed for a range of everyday amenities, with a selection of local shops and services available nearby. A number of popular destinations, including Green Fields Farm Shop, Dobbies Garden Centre and an Asda supermarket, are all within easy reach, catering for both convenience and lifestyle.

The area is also well connected, with an excellent road network providing straightforward access across Telford, including its wider range of shopping, leisure and employment opportunities.

- ROOMS**
- GROUND FLOOR**
- ENTRANCE HALL**
- W.C.**
- KITCHEN**
- LOUNGE/DINER**

- FIRST FLOOR**
- BEDROOM ONE**
- BEDROOM TWO**
- BATHROOM**

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: B

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
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.