



**35 James Way,
Donnington,
TF2 8AX**

Asking Price £200,000

James Way is a three-bedroom semi-detached home, recently renovated and modernized throughout to an exceptional standard. The property features a newly installed block-paved driveway with parking for multiple cars, a single garage, and a beautifully landscaped garden complete with a newly laid patio area. Oak doors are fitted throughout. With no upward chain, this move-in-ready home is a must-see. Viewing is highly recommended!

The ground floor offers an entrance hallway, a lounge with a feature fireplace and French doors leading to the rear garden. A newly fitted modern kitchen with an understairs storage cupboard and a rear door to the garden. A modern new bathroom with a P shape bath having a chrome shower over with a shower screen, a free standing wash basin and low level W.C. Upstairs there are two double bedrooms and a third single room.

The First floor has two double bedrooms both having fitted oak wardrobes and a third single also with a corner oak fitted wardrobe.

Outside the property features a block paved driveway offering parking for several cars, a single garage/ workshop/ utility room and a freshly laid patio leading to a laid lawn.

Donnington is a popular, established residential suburb of Telford, having a range of local shops and amenities as well as good road links (being of ideal commuting distance to Telford, Shrewsbury and Wolverhampton). The house is within half a mile of the Oakengates Leisure Centre (easy walking distance). Telford itself is approximately 3.5 miles away, with its greater range of amenities and mainline train station.

ENTRANCE HALLWAY

A composite front door leads to the entrance hallway which has a tiled floor and a floor length matt grey radiator and a storage cupboard.

LOUNGE

16'5" x 11'1" (5.02 x 3.4)

With a oak hand finished fire surround and electric fire, there are French doors that lead to the rear garden and two floor length matt grey radiators.



BATHROOM

7'5" x 4'8" (2.28 x 1.44)

A P-shaped white bath with a chrome shower overhead and a glass shower door, accompanied by a freestanding wash basin with a vanity unit beneath and a coordinating low-level WC. The walls and floor are fully tiled, complemented by inset chrome spotlights and an extractor fan.



KITCHEN

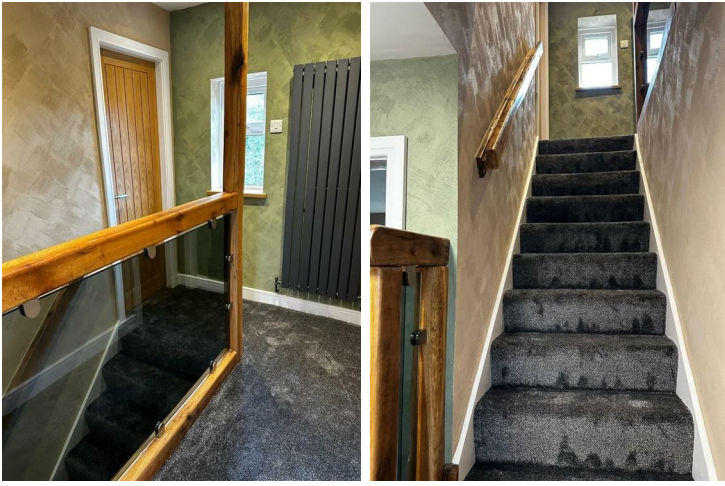
11'10" x 8'11" (3.63 x 2.74)

A selection of modern grey base and wall units with oak work surfaces, complemented by tiling above the countertops. The kitchen features an integrated oven with a five-ring gas hob and an extractor fan above, as well as a granite sink and drainer with a mixer tap. There is a dedicated space for a washing machine, room for a fridge freezer, an understairs storage cupboard with an oak door, and a PVC stable door leading to the garden.



STAIRS TO FIRST FLOOR

Featuring a custom oak handrail and glazed banister



MASTER BEDROOM

11'5" x 8'0" (3.48 x 2.46)

With a walk in wardrobe and a floor length matt grey radiator.



BEDROOM TWO

16'5" x 9'0" (5.01 x 2.76)

With a double built in wardrobe and a matt grey radiator under each window.



BEDROOM THREE

8'5" x 8'1" (2.58 x 2.47)

With a built in wardrobe.



GARDEN

The garden has a newly laid patio which leads to a laid lawn and a single detached garage/ workshop/ utility room.



OUTSIDE

With a block paved driveway providing parking for several cars.



AGENTS' NOTES:

EPC RATING: TBC) - a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by electric storage heaters. Davies White & Perry 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.

COUNCIL TAX: We are advised by the Local Authority, Telford Wrekin Council, the Property is Band A (currently £1,331.51 for the year 2024/2025).

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

BROADBAND: Up to 1000mbps

MOBILE SIGNAL/COVERAGE: EE Likely / O2 Likely / Three Limited / Vodafone Likely

PARKING: Private driveway

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

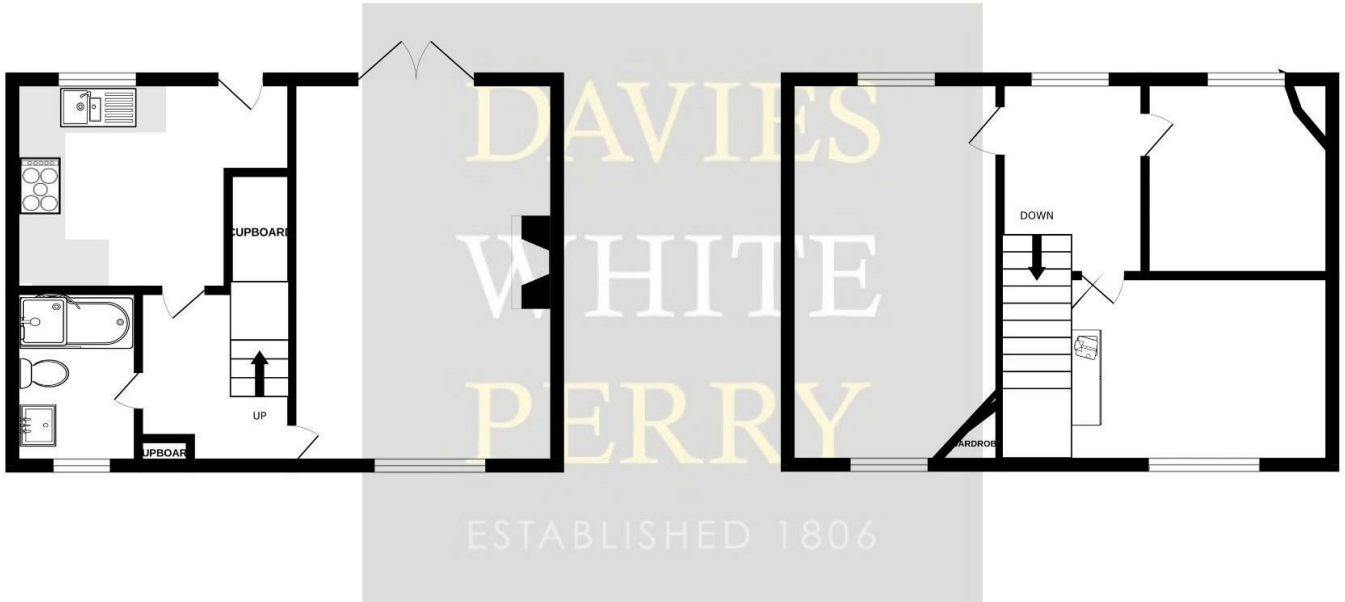
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in the Newport High Street, continue South onto Upper Bar then turn right onto Wellington Road.

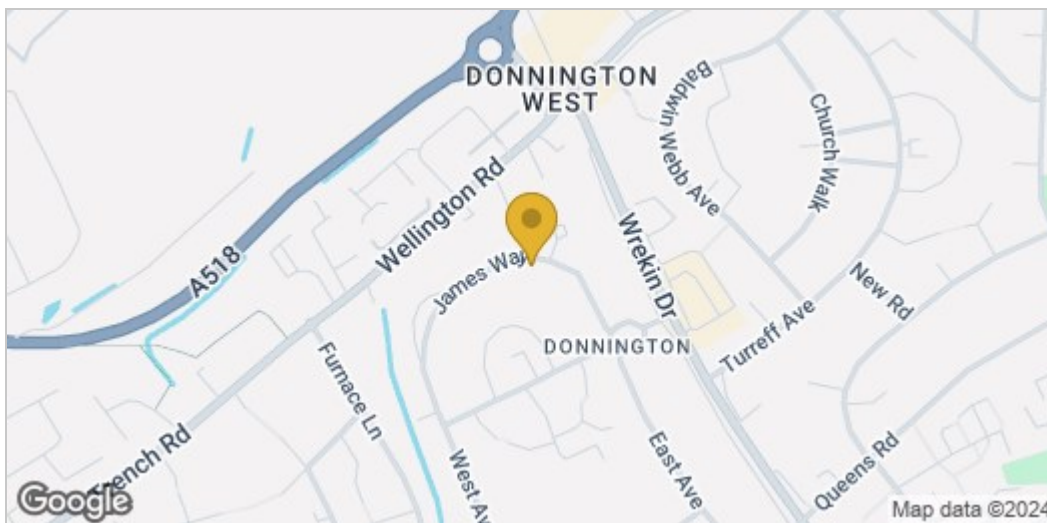
GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		49	
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.