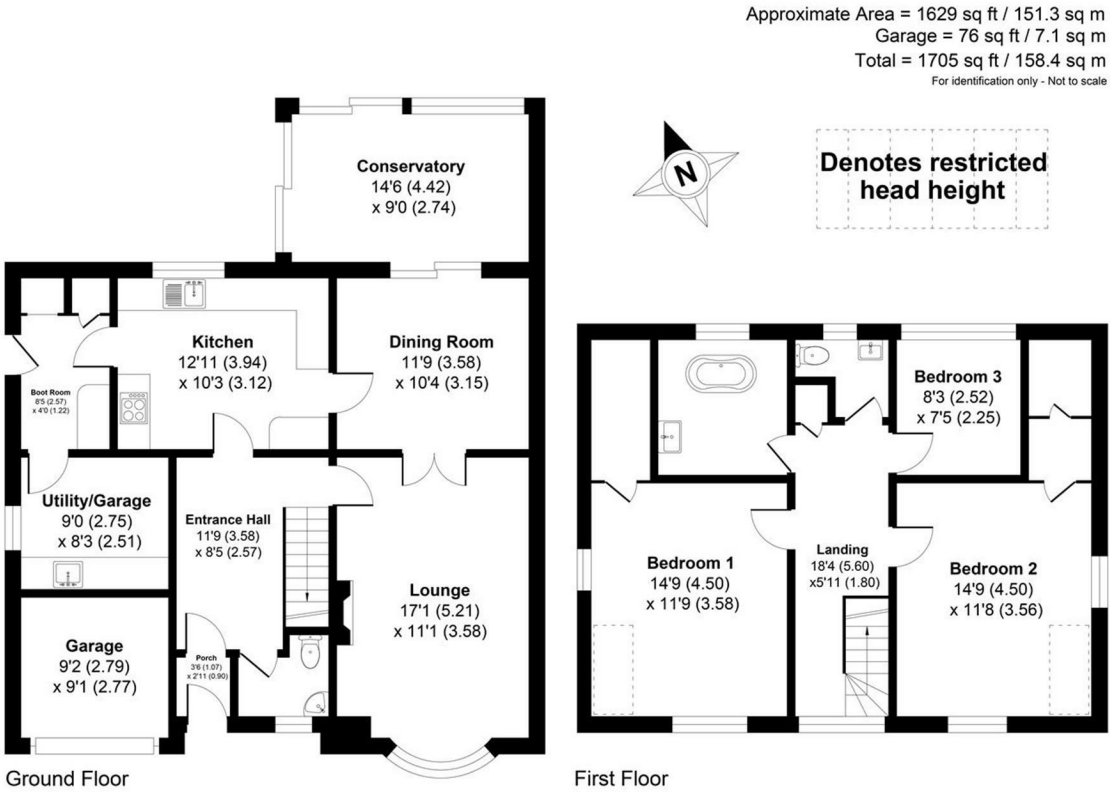


FOR SALE

37 Ewart Road, Donnington, Telford, TF2 7LP



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



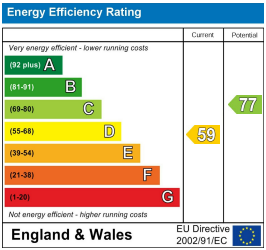
FOR SALE

Asking Price £343,000

37 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



A characterful detached house set in an excellent-sized plot, with generous parking and electric gates leading to the car port, flexible living space and a beautifully established garden. Features include a bay-fronted sitting room with inglenook fireplace, a well-planned kitchen with adjoining dining space and conservatory, three good bedrooms and a particularly attractive, tiered rear garden.





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Telford Sales
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3 Reception
Room/s


3 Bedroom/s


1 Bath/Shower
Room/s





- Generous Plot with Attractive Gardens
- Excellent Parking, Car Port & Garage Store
- Three Reception Rooms
- Log Burning Stove
- Desirable Location
- Excellent Transport Links

DESCRIPTION

Set back from the road behind electric gates with a carriage block paved driveway, this individual detached house sits within a generous plot and offers characterful accommodation, flexible living space and an attractive, well-designed garden.

The property is entered via an enclosed porch into a central hallway with ground floor cloakroom. To the front, the sitting room is a comfortable and inviting space, featuring a bay window and a striking inglenook fireplace with multi-fuel stove.

To the rear, the kitchen is well laid out with good storage, integrated appliances and views over the garden. It opens through to the dining room, which connects back to the sitting room and on into the conservatory, a useful additional reception space enjoying outlooks across the rear garden.

A boot room and separate utility room provide valuable day-to-day practicality, along with internal access to the car port.

Upstairs, the landing is light and open, with a front-facing window and built-in storage. There are three well-proportioned bedrooms, two with dual aspects and eaves detailing, one of which also benefits from a walk-in wardrobe. The bathroom includes a roll-top bath, complemented by a separate WC.

Outside, the rear garden is a real feature of the property. Generous in size and thoughtfully arranged, it offers a mix of paved seating areas, lawn and planted borders, with a raised terrace providing a pleasant outlook back across the garden. The front of the property provides excellent off-road parking, along with access to a car port and garage store.

Overall, a characterful home with flexible living space, plenty of parking and a garden that is a real highlight.

LOCATION

Ewart Road is set in the popular Donnington area of Telford, offering a peaceful yet well-connected residential location. The property enjoys excellent road links via the A442 and M54, providing easy access to Telford town centre, Shrewsbury and the nearby market town of Newport. Families will benefit from proximity to highly regarded schools in Newport, including Haberdashers’ Adams School, Newport Girls High School and Burton Borough School. Local amenities, parks, and recreational facilities are all within easy reach, while nearby countryside provides pleasant walks and outdoor space.

ROOMS

GROUND FLOOR

LOUNGE
17'1 x 11'1

DINING ROOM
11'9 x 10'4

KITCHEN
12'11 x 10'3

UTILITY ROOM
9'0 x 8'3

CONSERVATORY
14'6 x 9'0

BOOT ROOM
8'5 x 4'0

FIRST FLOOR

BEDROOM ONE
14'9 x 11'9

BEDROOM TWO
14'9 x 11'8

BEDROOM THREE
8'3 x 7'5

BATHROOM

W.C

EXTERNAL

GARAGE STORE
9'2 x 9'1

GARDEN

LOCAL AUTHORITY
Telford& Wrekin Council

COUNCIL TAX BAND
Council Tax Band: D

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.