



Wood Close Donnington Telford TF2 7LU

Offers in the region of
£280,000

A beautiful and cared for detached bungalow in this lovely road of similar. It has two good sized bedrooms, a lounge dining room of very good size, kitchen and wet room. There are lovely gardens which are well stocked with shrubs and planting. a patio and a conservatory overlook the gardens. There is also a good sized garage and driveway parking. No chain on this. EPC D.

- Attractive Detached bungalow
- Lounge with arch to dining room
- Conservatory
- EPC D
- Gated driveway and garage
- Wet room
- Lovely well stocked gardens

Wood Close, Telford, Shropshire, TF2 7LU

Entrance

Lounge dining room 12' 11" x 21' 9" (3.93m x 6.62m)

kitchen 12' 8" x 9' 0" (3.86m x 2.74m)

Wet Room

Bedroom one 10' 0" x 10' 7" (3.05m x 3.22m)

Bedroom 2 10' 0" x 8' 11" (3.05m x 2.72m)

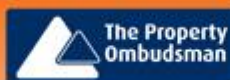
Gardens

Garage 16' 9" x 8' 8" (5.10m x 2.64m)

Conservatory 9' 5" x 10' 9" (2.87m x 3.27m)



Total area: approx. 90.4 sq. metres (973.1 sq. feet)



Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g.) title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| 1 Wood Close Wrockwardine Wood Telford TF2 7UL | Energy rating D | Valid until: 19 May 2033 |
| | | Certificate number: 9034-3005-1205-7067-6204 |

Property type

Detached bungalow

Total floor area

67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)