



Helping *you* move



## 40 Broomfield Road, Admaston

Located in the sought after village of Admaston, this detached bungalow offers two bedroomed accommodation with the benefit of a full depth car port, driveway and garage.

Offers in the region of

**£245,000**

# 40 Broomfield Road, Admaston, Telford, TF5 0AR

## Overview

- NO UPWARD CHAIN
- Detached bungalow
- Front aspect lounge/diner
- Fitted kitchen
- Two double bedrooms
- Shower room
- Attractive Gardens
- uPVC double glazing
- Gas central heating (new boiler February 2024)
- Freehold
- Council Tax C. EPC D



## Location

Situated on the perimeter of Admaston, extremely close to Dothill Nature Reserve and walks along Silkin Way. The property is conveniently placed for a range of primary and secondary education facilities, the neighbourhood amenities of Admaston and to Wellington Town which is approximately 1 mile distant, and offers a range of shops, supermarket, traditional market and access to junction 7 of the M54 which leads to Telford Centre and the wider West Midlands Conurbation in the east; Shrewsbury is also accessed off junction 7 towards the west.

## Brief Description

This detached bungalow sits back from the road, with plenty of off road parking.

Entered via a large porch, the accommodation briefly comprises a front aspect lounge with bow window and slate chimney breast feature. Off the lounge is the inner hallway, with airing cupboard (housing the recently fitted gas combination boiler), and additional storage cupboard.

The kitchen features a range of fitted units, having space for free standing cooker and fridge freezer, as well as space and plumbing provision for a washing machine. This side aspect room features both a window and door opening to the car port.

The two rear aspect bedrooms are both generous doubles, with the largest having



built in wardrobes to one wall and a wide picture window overlooking the back garden.

The second bedroom is also a good sized double, again having a double width built-in wardrobe and patio doors to the rear garden.

The shower room has a large walk-in shower, low level flush WC and pedestal wash basin.

Externally, the property has a driveway suitable for several vehicles, leading to the full depth car port, which has doors to either end. Adjacent to the driveway is a well maintained lawn, surrounded by shrubbed borders. The rear garden has a large concrete sectional garage, currently used for storage and well maintained enclosed gardens of lawns and mature borders of shrubs and perennials.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Banding of C, currently £1,710.40 for the year 2023/24.

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas combination boiler. Barbers 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.

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Wellington proceed along Springhill and turn right into Admaston Road and head towards Admaston. At the T junction with Station Road, turn left and proceed along Station Road taking the second left into Broomfield Road. Number 40 can be found after a short distance, on the right hand side.

#### METHOD OF SALE

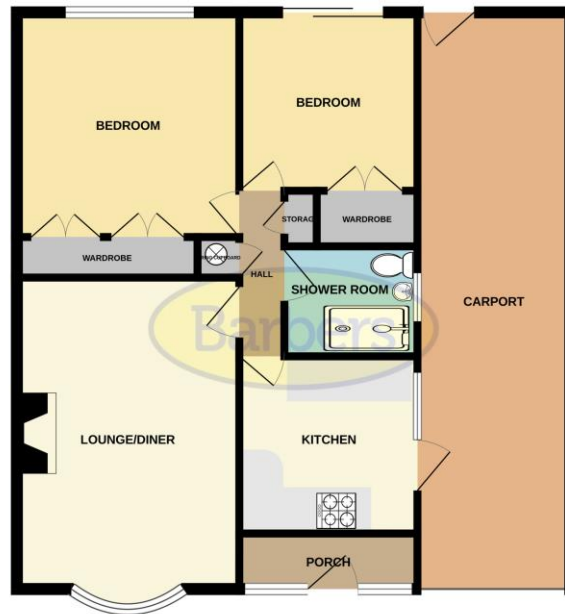
For Sale by Private Treaty.

WE34470.021123

#### 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. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.  
Made with Homestyler 12/22

All measurements quoted are approximate:

**ENTRANCE PORCH** 8' 9" x 2' 9" (2.67m x 0.84m)

**LOUNGE / DINER** 16' 4" x 11' 0" (max) (4.98m x 3.35m)

**KITCHEN** 8' 9" x 8' 9" (2.67m x 2.67m)

**BEDROOM ONE** 12' 2" x 11' 2" (3.71m x 3.4m)

**BEDROOM TWO** 8' 9" x 8' 8" (2.67m x 2.64m)

**SHOWER ROOM** 6' 7" x 5' 5" (2.01m x 1.65m)

**CARPORT** 28' 9" x 7' 6" (8.76m x 2.29m)

**GARAGE** 13' 8" x 7' 9" (4.17m x 2.36m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.