



Helping *you* move



## 13 Burnell Road, Admaston

Located in the desirable location of Admaston. This attractive link detached house offers excellent accommodation having been improved by the current owner.

Offers in excess of  
**£270,000**



# 13 Burnell Road, Admaston, Telford, TF5 0BQ

## Overview

- Link Detached House
- Lounge / Dining Room
- Refitted Kitchen
- Three Bedrooms
- Conservatory
- Bathroom
- Garage and Driveway
- Landscaped Rear Garden
- Gas CH, Double Glazing
- EPC D, Council Tax C



## Location

Situated in the desirable and established area of Admaston being served by local Shops, Public House and Methodist Church, the property is conveniently placed for a range of primary and secondary education facilities and for easy access to the Dothill Nature Reserve with it's lovely walks. Wellington Town is approximately 1.5 miles distant, which 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

Located in the desirable location of Admaston, this beautifully presented, link detached house offers excellent accommodation, having been improved by the current owner. Access via the front entrance porch to the hallway, under stairs storage and useful area for a desk. There is an open plan Lounge/Dining room with feature bow window to the fore, attractive fireplace housing log burner. From the dining area there are sliding patio doors to the Conservatory. The kitchen has been attractively refitted, having an arrangement of base and wall mounted units, with oak worktops, an oven and electric hob, integrated fridge and dishwasher. There is a breakfast bar to one side, a door to the garage and French doors to the garden.





The stairs ascend to the first floor landing, giving access to the Bathroom that comprises a three piece white suite with 'P' shaped bath and shower above. There are two generous double bedrooms that both have built in wardrobes, and a third bedroom also with built in storage.

Externally there is a block paved driveway fronting attached single garage, with gravelled area to the side. The enclosed, landscaped rear garden benefits from a large paved patio areas along with a gate leading to the lane to the rear of the property and recreational field beyond.



#### 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 Band C

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### 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

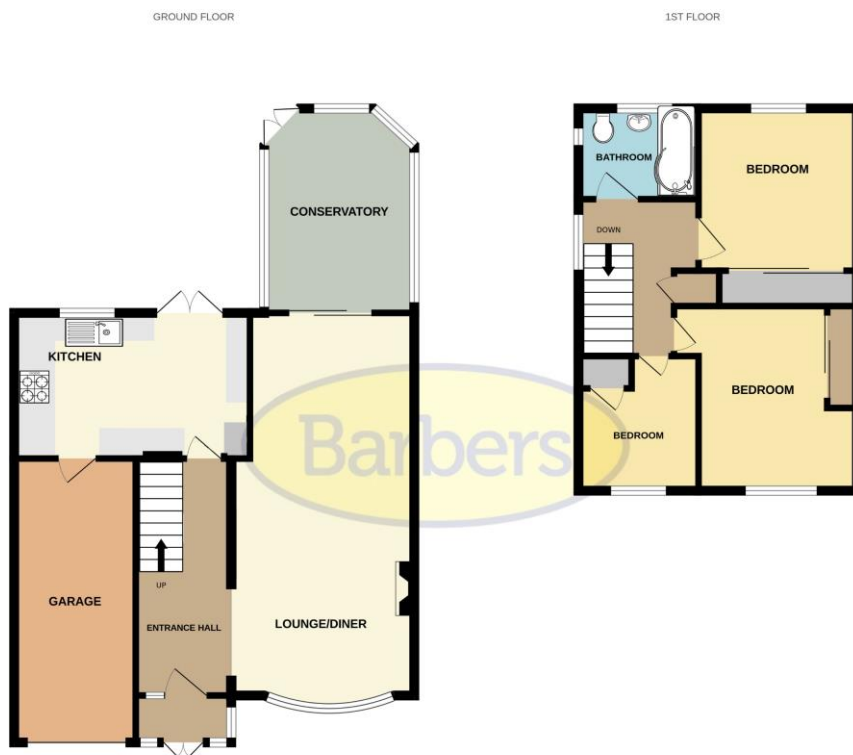
From Wellington proceed along Spring Hill and turn right into Admaston Road; follow this road for approximately 1.5 miles into the Village of Admaston and turn left into Pemberton Road and then left again into Burnell Road where the property can be found on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE36581 200924

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



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All measurements quoted are approximate:

#### LOUNGE AREA

13' 9" x 11' 2" (4.19m x 3.4m)

#### DINING AREA

10' 4" x 9' 4" (3.15m x 2.84m)

#### KITCHEN

14' 11" x 8' 9" (4.55m x 2.67m)

#### CONSERVATORY

12' 1" x 9' 7" (3.68m x 2.92m)

#### BEDROOM ONE

10' 5" x 9' 9" (3.18m x 2.97m)

#### BEDROOM TWO

9' 9" x 10' 10" (2.97m x 3.3m)

#### BEDROOM THREE

7' 11" x 7' 5" (2.41m x 2.26m)

#### BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m)

#### GARAGE

7' 5" x 16' 10" (2.26m x 5.13m)

## 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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.