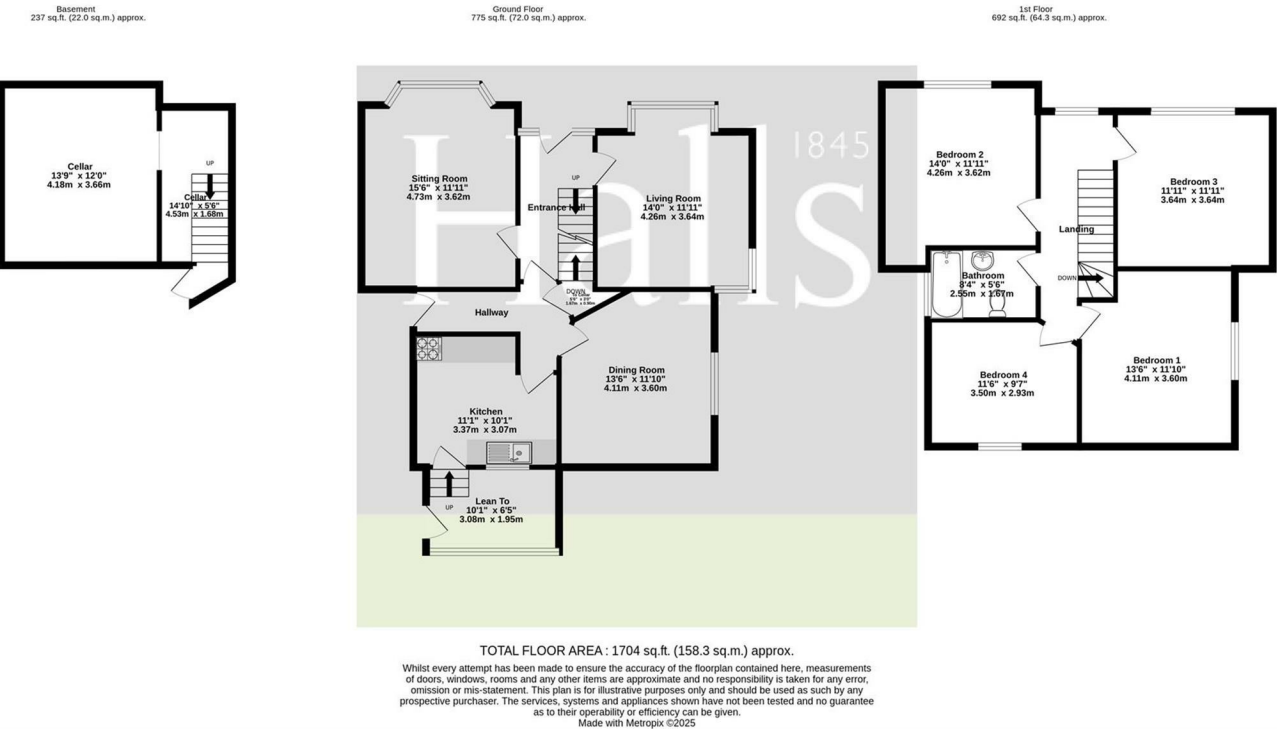


FOR SALE

Hillside 88 Station Road, Admaston, Telford, TF5 0AP



FOR SALE

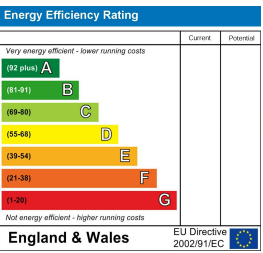
Offers in the region of £650,000

Hillside 88 Station Road, Admaston, Telford, TF5 0AP

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

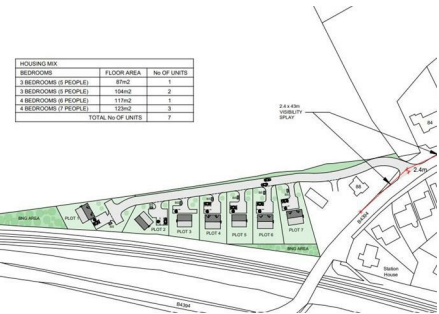


**** POTENTIAL DEVELOPMENT OPPORTUNITY **** This 4 bedroom period property sits on a sizeable plot, and benefits from a positive planning pre-application that can be shared with potential purchasers.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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- **POTENTIAL DEVELOPMENT OPPORTUNITY**
- **Positive Pre-Planning Application**
- **Period Property**
- **Sought-After Area**
- **Viewing Strictly by Appointment**
- **Huge Amount of Potential**

DESCRIPTION

This four-bedroom detached period property sits on a substantial plot, and benefits from a positive pre-planning application that can be shared with potential purchasers. This is a potential development opportunity that is not to be missed! The property itself requires a full program of renovation and modernisation, but will make an exceptional family home once complete. The property and land sit in a private position in a highly sought-after location, and will be sure to attract significant interest. There are also a range of outbuildings and ample parking options with the property.

LOCATION

There are a great selection of amenities as well as primary and secondary schools around the area. With the Market Town of Wellington approximately two miles away which provides a range of local shops, traditional market, Supermarket, Library, Leisure Centre, plus transport links including a Bus and Railway Station. A GP Surgery, Pharmacy and Spar convenience store are also located a short distance from the property.

DIRECTIONS

From Junction 6 of the M54, follow the signposts towards Wellington and Princess Royal Hospital. At the roundabout, take the second exit heading straight ahead. At the next roundabout, take the second exit heading straight ahead. At the next roundabout, take the second exit heading straight ahead. At the next roundabout, take the second exit heading straight ahead. At the next roundabout, take the first exit onto the B5063 towards Shawbirch/Shawbury. Continue on the B5063 and you will find the property on your right just before the bend in the road.

GROUND FLOOR

ROOMS

LIVING ROOM

The living room features a fireplace and views to the front elevation.

SITTING ROOM

The large sitting room is equipped with a bay window and a beautiful featured fireplace.

KITCHEN

The kitchen has a range of wall and base units, cooker and sink with drainer.

DINING ROOM

A spacious and versatile room that is currently utilised as a dining room, with fireplace and window overlooking the garden.

LEAN TO

FIRST FLOOR

BEDROOM ONE

A double bedroom with beautiful fireplace and views to the side of the property.

BEDROOM TWO

A double bedroom with a feature fireplace and views to the front elevation.

BEDROOM THREE

A double bedroom with a fire place and views to the front of the property.

BEDROOM FOUR

Another double bedroom with a fireplace and views to the rear of the property.

BATHROOM

The bathroom is equipped with toilet, hand wash basin and bath facilities.

BASEMENT

CELLAR

The cellar provides a versatile space which could be transformed or used for storage.

EXTERNAL

The property is approached by a long sweeping driveway that opens up into a substantial parking area. There are a range of outbuildings, a paddock, and a fenced garden separating the remainder of the plot.

LOCAL AUTHORITY

Telford and Wrekin Council – 01952 380 000

COUNCIL TAX BAND

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Telford and Wrekin Council on 03456789002 or visit www.gov.uk/council-tax-bands.

TENURE AND POSSESSION

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: telford@hallsgb.com.