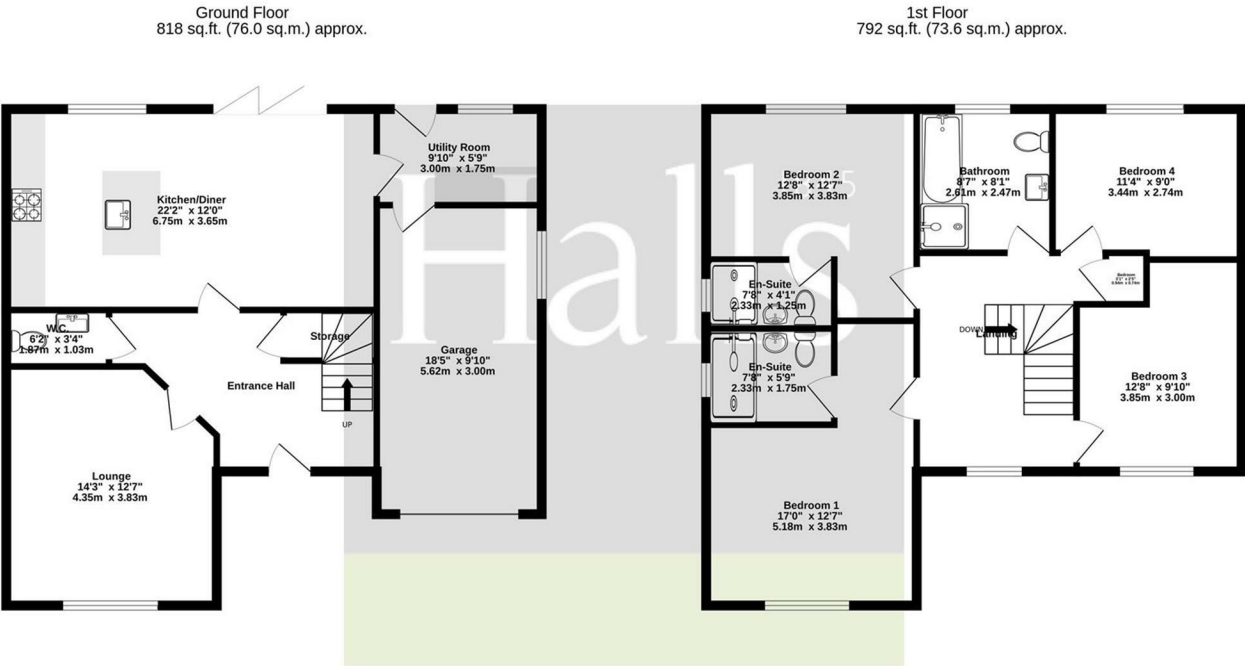


FOR SALE

Plot 1, 42 Donnerville Gardens, Admaston, Telford, TF5 0DE



TOTAL FLOOR AREA: 1610 sq.ft. (149.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FOR SALE

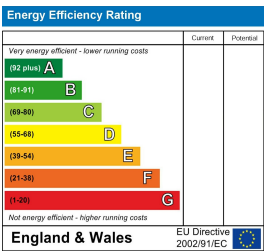
Offers in the region of £499,995

Plot 1, 42 Donnerville Gardens, Admaston, Telford, TF5 0DE

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



*****OPEN DAY – SATURDAY 5th JULY, 11am–3pm*****

Join us for an open day at the development on Saturday 5th July between 11am and 3pm. No appointment is needed – just turn up and take a look around. A great opportunity to view the available plots and ask any questions.

****The Acorns - An exclusive gated development of just seven individually designed homes****
Each is finished to an exceptional standard and positioned in the highly desirable village of Admaston – offering excellent connectivity via the M54 and access to well-regarded local schools.




01952 971800

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




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2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- ****OPEN DAY – SATURDAY 5th JULY, 11am–3pm****
- Four Double Bedrooms
- Exclusive Gated Development
- Flooring included throughout
- Two En-Suite Bathrooms
- Total ft² - 1518

DESCRIPTION

Plot 1 at Donnerville Gardens is a spacious, modern four-bedroom home in the sought-after village of Admaston. Ideal for growing families, it features four double bedrooms two with en-suites, family bathroom, an open-plan kitchen/dining area, utility room, downstairs w.c and a separate lounge. The turfed rear garden offers a private outdoor space with direct access from the kitchen/diner.

This exclusive gated development includes just seven individually designed homes, each finished to a high standard with generous gardens and quality fixtures throughout. Flooring is included throughout Plot 1.

LOCATION

Donnerville Gardens is located in the village of Admaston, just a few miles from the market town of Wellington. The village offers a peaceful rural setting, with easy access to local amenities.

Admaston benefits from good transport links, with Wellington offering a range of shops, restaurants, and well-regarded schools. Telford, a larger nearby town, provides further services, including shopping centres, cultural attractions, and excellent transport connections, including the M54 motorway, making commuting straightforward.

The location of Donnerville Gardens is perfect for those seeking a rural lifestyle with the convenience of nearby town

DIRECTIONS

From our office on Market Street in Wellington turn right onto Bridge Road. In 0.2 miles take the second exit onto Spring Hill. In 310 yards turn right onto Admaston Road. Stay on here for 0.6 miles before turning left onto Donnerville Gardens. In 170 yards you will find the property on your left-hand side.

ROOMS

GROUND FLOOR

LOUNGE

The spacious lounge offers a large window with views to the front elevation.

KITCHEN/DINING

This expansive open-plan kitchen/dining room provides fitted worktops and storage space with glass bi-fold doors.

UTILITY

The utility provides worktop space and room for washing utilities as well as access to the double garage and garden.

W.C.

A white two piece suite with wash-hand basin and W.C.

FIRST FLOOR

BEDROOM ONE

A large double bedroom with a large window looking out to the front aspect.

EN-SUITE

White three-piece suite comprising shower, wash-hand basin and W.C.

BEDROOM TWO

A well-sized double bedroom with views to the rear elevation.

EN-SUITE

White three-piece suite comprising shower, wash-hand basin and W.C.

BEDROOM THREE

A double bedroom with views to the rear elevation.

BEDROOM FOUR

A further double bedroom with views to the front elevation.

BATHROOM

Four-piece suite comprising bath, shower, wash-hand basin and W.C.

EXTERNAL

GARDEN

An expansive garden with both grassed and patio area perfect for entertaining and relaxation. Back and side garden.

DOUBLE GARAGE

The property benefits from a good-sized double garage with electric up-and-over doors.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band E.

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.