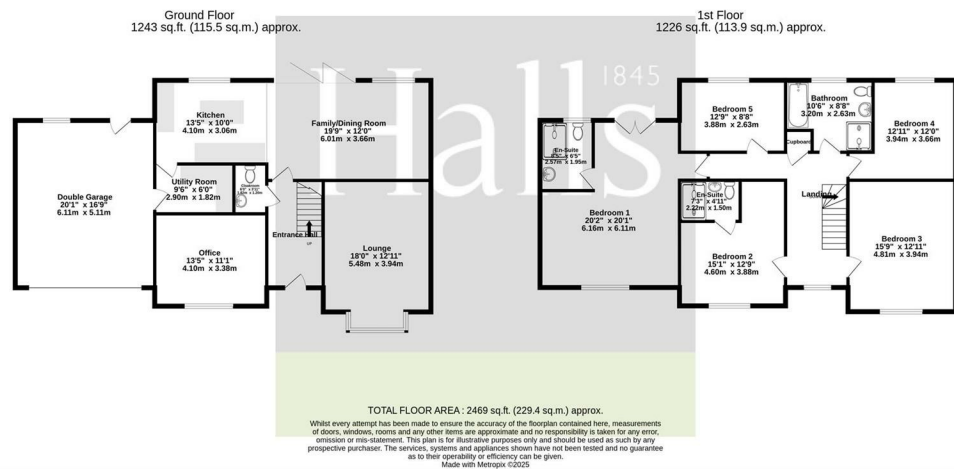


FOR SALE

Plot 2, 44 Donnerville Gardens, Admaston, Telford, TF5 0DE



FOR SALE

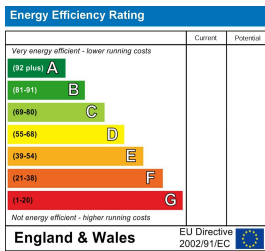
Offers in the region of £720,000

Plot 2, 44 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



**\*\*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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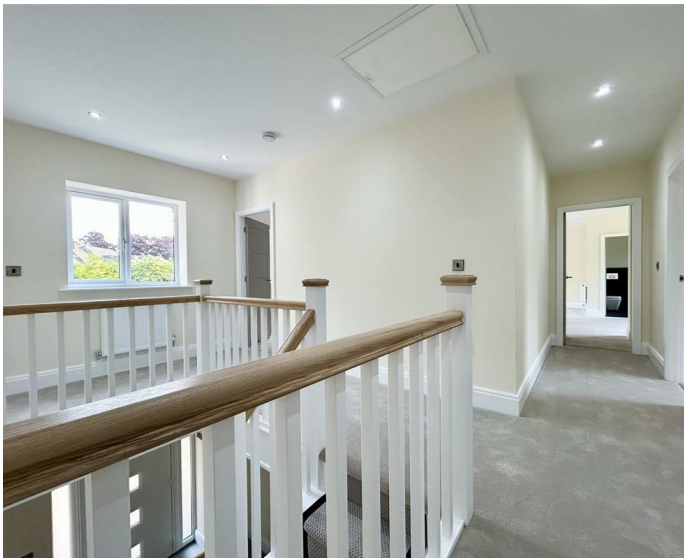
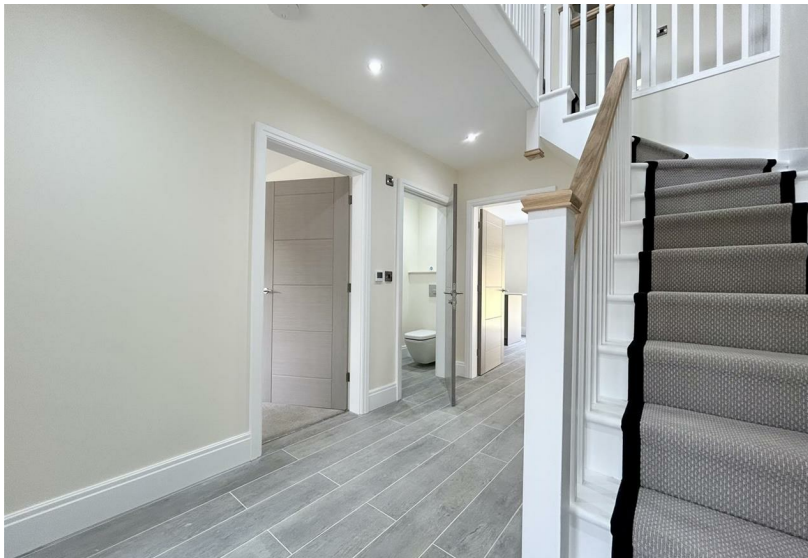
3 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- Two En-Suite Bathrooms
- Exclusive Gated Development
- Large Garden
- Bespoke Design
- Total ft² - 2271
- 10-Year ICW Warranty

**DESCRIPTION**  
Bespoke Construction, renowned for their exceptional craftsmanship, proudly presents Plot 2 at Donnerville Gardens, an exclusive development offering seven exceptional family homes. This stunning five-bedroom detached home combines style, space, and practicality, making it the perfect choice for growing families.

Plot 2 is a spacious five-bedroom family home featuring an impressive open-plan kitchen, living, and dining area, designed to bring families together in a bright and welcoming space. In addition, there is a further lounge and dining room, offering versatility to suit all family needs. Upstairs, two of the five bedrooms benefit from en-suite bathrooms, and all rooms are generously sized to comfortably accommodate double beds. The home is complete with high-quality finishes throughout, designed for modern living.

**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 bay window with views to the front elevation.

**DINING ROOM**  
The dining room is a versatile space which could also be used as a home office or children's play room.

**KITCHEN/FAMILY/DINING ROOM**  
This expansive open-plan kitchen/dining/family room provides fitted worktops and storage space with glass bi-fold doors leading out to the garden.

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

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

**FIRST FLOOR**

**BEDROOM ONE**  
A large double bedroom with French doors leading out to a modern, glass Juliet balcony to the rear 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 front elevation.

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

**BEDROOM THREE**  
A double bedroom with views to the front elevation.

**BEDROOM FOUR**  
A double bedroom with views to the rear elevation.

**BEDROOM FIVE**  
A further double bedroom with views to the rear 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.

**GARAGE**  
The property benefits from a good-sized single garage with an electric up-and-over door.

**LOCAL AUTHORITY**  
Telford and Wrekin Council.

**COUNCIL TAX BAND**  
Council Tax Band G.

**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.