

FOR SALE

Plot 6, 50 Donnerville Gardens, Admaston, Telford, TF5 0DE



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

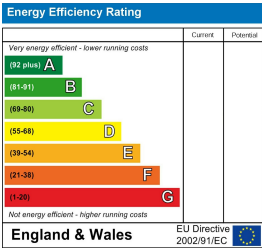
Offers in the region of £740,000

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**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.




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**Telford Sales**  
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3 Reception  
Room/s



5 Bedroom/s



3 Bath/Shower  
Room/s



- \*\*\*\*OPEN DAY – SATURDAY 5th JULY, 11am–3pm\*\*\*\*
- Nolte Kitchens, Neff Appliances, and Granite Worktops
- Exclusive Gated Development
- Two En-Suite Bathrooms
- Total ft² - 2325
- Large Garden

**DESCRIPTION**  
Plot 6 at Donnerville Gardens presents a truly versatile and expansive family home, offering five generously sized bedrooms and ample living spaces. The heart of the home is the open-plan kitchen/dining/family room, located at the rear of the property. This space is perfect for family gatherings, everyday living, and entertaining guests. The kitchen is a Nolte kitchen equipped with Neff appliances, and granite worktops, combining sleek design with top-quality performance.

At the front of the house, the two reception rooms provide flexibility for various uses. One could easily serve as a formal lounge, while the other offers the perfect space for a home office or playroom.

Upstairs, the property features five well-proportioned bedrooms, each comfortably accommodating double beds. The master bedroom benefits from a stunning glass Juliet-style balcony, offering picturesque views over the private rear garden and creating a peaceful retreat. The master bedroom also features a luxurious en-suite bathroom. The second bedroom also benefits from an en-suite bathroom, offering a perfect private space for guests or family members. All bathrooms are equipped with Roper Rhodes bathroom vanities, Bristan brassware, and Vistra sanitaryware, adding a touch of luxury to each space.. The remaining bedrooms are served by a beautifully finished family bathroom.

Throughout the home, high-quality finishes include Deanta pre-finished light grey doors, enhancing the modern aesthetic, and interior door systems wardrobes, providing ample storage. The Valiant boiler ensures efficient heating throughout the property.

Outside, Plot 6 offers driveway parking to the front, with plenty of space for multiple vehicles. The private rear garden is bordered by a mature hedgerow, ensuring privacy. The flat, lawned garden with a patio area off the kitchen perfect for alfresco dining.

**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 provides a log burning stove and a bay window with views to the front elevation.

**DINING/STUDY/PLAY ROOM**  
This versatile room is the perfect space for a formal dining room, home office or a children's play room with a window to the front aspect.

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

**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 fitted wardrobes and 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.

**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 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.