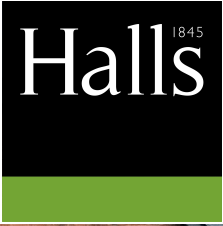


FOR SALE

Plot 3, 46 Donnerville Gardens, Admaston, Telford, TF5 0DE



We warrant every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Main walls measured 7/20/22



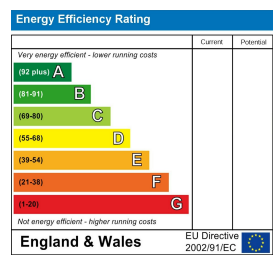
FOR SALE

Offers in the region of £725,000

Plot 3, 46 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




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



3 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



- Two En-Suite Bathrooms
- Five Double Bedrooms
- Exclusive Gated Development
- 10-Year ICW Warranty
- Total ft² - 2271
- Large Garden

DESCRIPTION
Bespoke Construction, renowned for their exceptional craftsmanship, proudly presents Plot 3 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 3 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.

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.

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

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 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.