



FOR SALE

Offers in the region of £749,500

68 Admaston Road, Wellington, Telford, TF1 3NW

This property truly offers the best of both worlds, combining period character with modern comforts. Its extensive accommodation, fantastic outdoor space, and ideal location make it the perfect home for growing families.





- **Six Bedrooms.**
- **Private Outdoor Space.**
- **Close to Amenities.**
- **Ample Parking.**
- **Georgian and Victorian Facades.**
- **Total ft² - 2583**

DESCRIPTION

Nestled in a desirable location, Admaston Road offers a stunning blend of Victorian charm and modern living. This spacious, six-bedroom home is perfect for those seeking a versatile family property with plenty of room to grow. The residence boasts elegant period features, a beautifully designed interior, and expansive grounds, making it an exceptional opportunity for discerning buyers.

Upon entering, you're greeted by a bright entrance hall leading to the utility room and convenient cloakroom/WC. The utility room is fitted with plumbing for appliances, a salt-based water softener, worktop space with units above, and a pantry with direct access to the rear garden. The cloakroom offers ample storage for coats and shoes.

The heart of the home is the stylish kitchen/breakfast room, which features a central island with induction hob, two under-counter ovens, and a range of base and wall units. French doors open onto a patio area, allowing for seamless indoor-outdoor living. The room also offers a breakfast bar, under-counter fridge, and space for a dishwasher.

Adjacent to the kitchen is the light-filled garden room, currently used as a dining and sitting area. With a Hwam wood burner and French doors opening into the garden, this room provides a cozy space to relax. The inner hallway, with its Victorian tiled floor, leads to the formal dining room, lounge, and morning room, as well as providing access to the cellar and first floor.

The formal dining room, with dual aspects over the garden and original hardwood flooring, is currently utilized as a craft/music room, offering a flexible space to suit your needs. The lounge is a comfortable 'L' shaped room featuring an inset wood burning stove, an original feature fireplace, and French doors leading to the garden, creating a perfect retreat for relaxation.

The charming morning room, with its feature fireplace and barn-style doors into the kitchen, is bathed in natural light from its original windows with shutters.

The bright landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom is a large double room with dual aspects, a feature Edwardian fireplace, and its own en-suite bathroom featuring a power shower, wash hand basin with vanity unit, and WC.

Bedrooms two and three are also doubles with dual aspects, feature fireplaces, and built-in wardrobes. Bedroom four, currently used as a spacious dressing room, offers ample storage with floor-to-ceiling wardrobes. The family bathroom is well-equipped with a white three-piece suite, including a bath with overhead power shower, wash hand basin with vanity unit, and WC.

The second floor provides two further double bedrooms, both with Velux windows, offering additional flexible living space, ideal for guests, older children, or home offices.

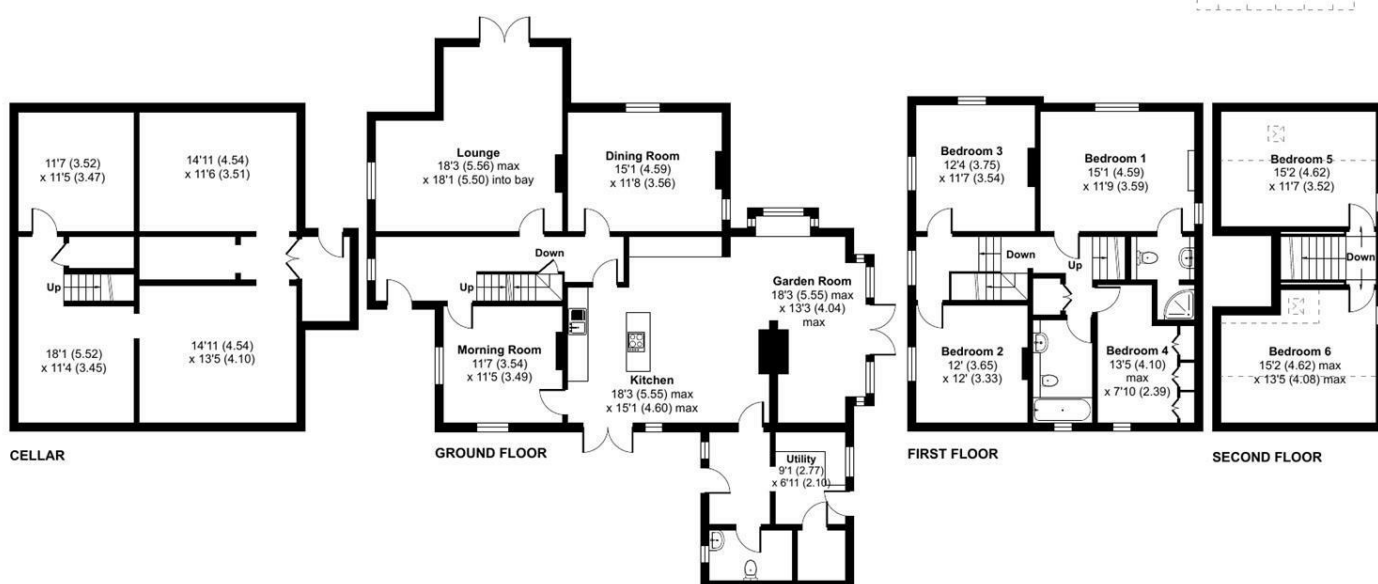
The large cellar is divided into four separate rooms and two storage areas, providing plenty of space for a workshop, wine cellar, and additional storage. With direct access to both the house and the garden, this space offers endless potential.



Approximate Area = 3432 sq ft / 318.8 sq m
 Limited Use Area(s) = 158 sq ft / 14.6 sq m
 Total = 3590 sq ft / 333.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1253980



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception
Room/s



6 Bedroom/s



2 Bath/Shower
Room/s



The property features a beautiful mix of Georgian and Victorian facades, with a thoughtfully designed extension to create the garden room. The wrap-around gardens are a true highlight, with formal hedgerows, mature shrubs, a wildlife pond, and a mini orchard. A majestic Beech tree provides shade, and established yews surround the patio area, creating a peaceful, private retreat.

There is ample parking space for several vehicles, with an original brick-built outbuilding/coach house offering further storage or potential for conversion. The property is accessed via aluminium gates with a formal wall surround, adding a touch of elegance.

LOCATION

Admaston Road is situated in a highly sought-after area of Telford, offering a perfect balance of peaceful residential living and convenient access to local amenities. The property is just a short distance from Telford Town Centre, where you'll find a wide range of shopping, dining, and entertainment options. For outdoor enthusiasts, the surrounding area boasts beautiful parks, nature reserves, and scenic walking trails. The location is also well-connected by public transport, with excellent bus and rail links, making it easy to commute to nearby towns and cities. Families will appreciate the proximity to well-regarded schools, while those needing access to major road networks will benefit from the property's close connection to the M54, providing easy access to the wider West Midlands region.

DIRECTIONS

From our Wellington office on Market Street, turn right onto Bridge Road. Stay on this road for 0.2 miles before taking the second exit at the roundabout onto Spring Hill. In 310 yards turn right onto Admaston Road where you will find the property on your right in approximately 0.4 miles.

ROOMS

GROUND FLOOR

LOUNGE

The reception room offers beautiful French doors leading out to the exceptional garden perfect for relaxation or entertaining.

MORNING ROOM

The morning room is a great place to unwind with views to the front and side of the property as well as a feature fireplace.

DINING ROOM

The dining room is currently being used as a craft/music room and is a versatile space with dual aspect windows to the rear and side of the property as well as a feature fireplace.

KITCHEN

The sizeable kitchen provides ample worktop and storage space, French doors leading out to the front elevation as well as an island in the centre of the room for extra dining space.

GARDEN ROOM

The garden room is partially open plan with the kitchen and provides a Hwam wood burner and French doors opening into the garden.

UTILITY

The utility room is fitted with plumbing for appliances, a salt-based water softener, worktop space with units above for convenience and a pantry with direct access to the rear garden.

W.C.

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

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom with views to the rear aspect overlooking the garden and a feature fireplace.



EN-SUITE

A white three-piece suite with shower facilities, W.C. and hand-wash basin.

BEDROOM TWO

A large double bedroom with views to the side of the property and a feature fireplace.

BEDROOM THREE

A double bedroom with dual aspect windows and views to the side and rear of the property as well as a feature fireplace.

BEDROOM FOUR

A single bedroom with fitted wardrobes and a window to the front elevation. This bedroom can be used as a versatile space.

BATHROOM

A white three-piece suite comprising bath with overhead shower, wash-hand basin, vanity unit and W.C.

SECOND FLOOR

BEDROOM FIVE

A further double bedroom with a Velux window and a small window to the rear elevation.

BEDROOM SIX

A double bedroom with a Velux window and a small window to the rear elevation.

CELLAR

A large cellar with different sections providing a flexible usable space for multiple opportunities.

EXTERNAL



COACH HOUSE/OUTBUILDING

The coach house/outbuilding is a versatile space which could be used for storage or as a workshop.

GARDEN

The wrap-around gardens provide formal hedgerows, mature shrubs, a wildlife pond, and a mini orchard. With grassed, gravelled and patio area this outdoor space is perfect for both relaxation and entertaining.

LOCAL AUTHORITY

Telford & Wrekin Council.

COUNCIL TAX BAND

Council Tax Band D.

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.

FOR SALE

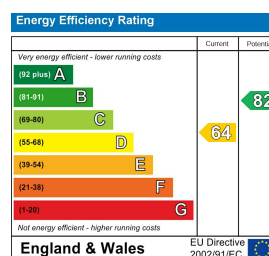
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01952 971800

Telford Sales

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