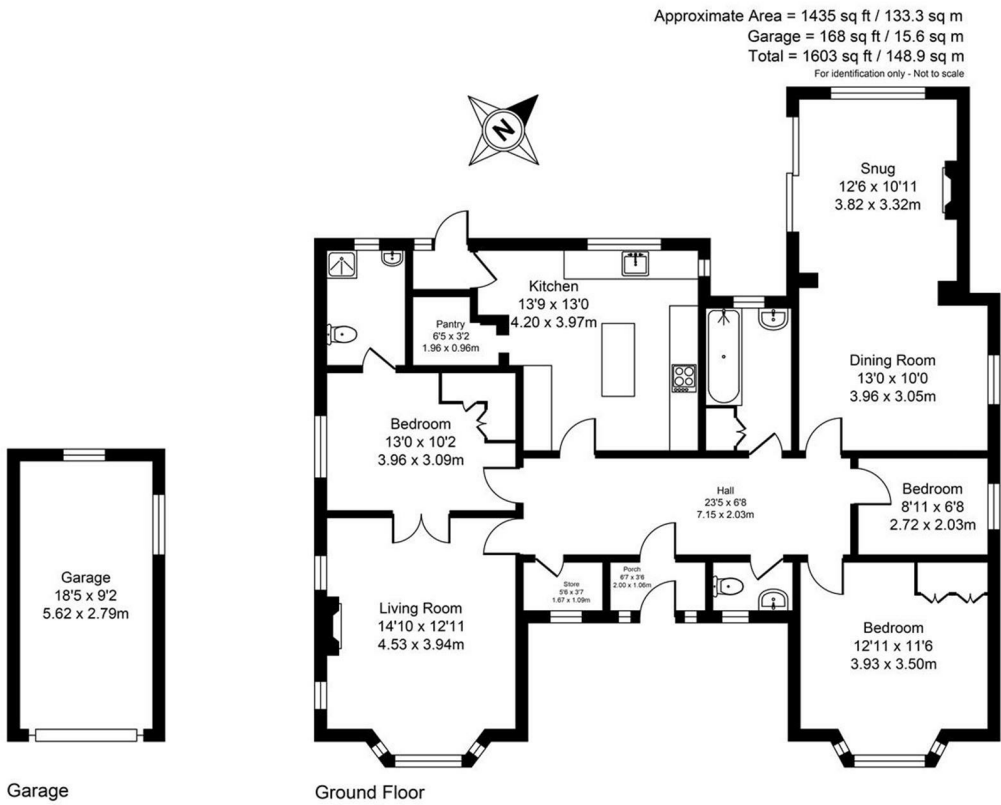


FOR SALE

St. David's, 36 Station Road, Admaston, Telford, TF5 0AW



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



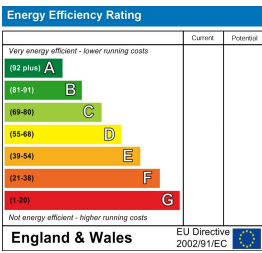
FOR SALE

Offers in the region of £539,995

St. David's, 36 Station Road, Admaston, Telford, TF5 0AW

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



A beautifully maintained and deceptively spacious three-bedroom detached bungalow in Admaston, Telford. Situated on a large and private plot of land, behind a gated driveway with generous parking, detached garage and an attractive front garden. The property offers a bright living room, modern kitchen with breakfast island and adjoining pantry, dining room leading into a cosy snug, three bedrooms (one with wet-room ensuite), a family bathroom and separate W.C. The private rear garden and stylish interiors make this an exceptional bungalow in a sought-after area.



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.


2 Reception
Room/s


3 Bedroom/s


2 Bath/Shower
Room/s



- **Spacious Detached Bungalow**
- **Gated Driveway and Detached Garage**
- **Three Reception Rooms**
- **Private Front and Rear Gardens**
- **Desirable Location**
- **Immaculately Presented Throughout**

DESCRIPTION

This beautifully presented three-bedroom detached bungalow offers generous living space, stylish interiors and well-cared-for gardens in a desirable area of Admaston. A gated driveway leads to the property, with an attractive lawned frontage, mature planting and ample parking along with a detached garage.

A useful porch opens into a wide and welcoming hallway that connects the main accommodation. The living room is a bright and comfortable space, enhanced by a large bay window that brings in plenty of natural light, creating an inviting space.

The stylish kitchen forms a standout feature of the home, with a breakfast island, contemporary cabinetry and generous worktop space. A well-organised pantry sits just off the kitchen, providing excellent additional storage. From the kitchen, access returns to the hallway, which in turn leads to the dining room. This room opens directly into a cosy snug, offering a flexible extra living area perfect for reading, hobbies or quiet evenings.

There are three well-proportioned bedrooms, two of which include fitted wardrobes. One of the bedrooms benefits from a modern wet-room ensuite, while the remaining bedrooms are served by a family bathroom and a separate W.C.

The property enjoys a beautifully maintained private rear garden, providing a peaceful and secure outdoor space, ideal for dining, gardening or relaxing. The front garden and sweeping gravelled driveway further contribute to a sense of space and privacy.

Combining charm, comfort and generous accommodation, this impressive bungalow offers an exceptional opportunity in a sought-after Admaston location.

LOCATION

There are a great selection of amenities as well as primary and secondary schools around the area. With the Market Town of Wellington approximately two miles away which provides a range of local shops, traditional market, Supermarket, Library, Leisure Centre, plus transport links including a Bus and Railway Station. A GP Surgery, Pharmacy and Spar convenience store are also located a short distance from the property.

ROOMS

PORCH

HALLWAY
23'5" x 6'7"

LIVING ROOM
14'10" x 12'11"

KITCHEN
13'9" x 13'0"

PANTRY
6'5" x 3'1"

DINING ROOM
12'11" x 10'0"

SNUG
12'6" x 10'10"

BEDROOM ONE
12'11" x 10'1"

EN-SUITE

BEDROOM TWO
12'10" x 11'5"

BEDROOM THREE
8'11" x 6'7"

BATHROOM

W.C.

EXTERNAL

GARAGE
18'5" x 9'1"

GARDEN

LOCAL AUTHORITY
Telford & Wrekin Council

COUNCIL TAX BAND
Council Tax Band:

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.