

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

Orchard Lodge , Elmsdale Crescent, Admaston, Telford, Shropshire, TF5 0AF



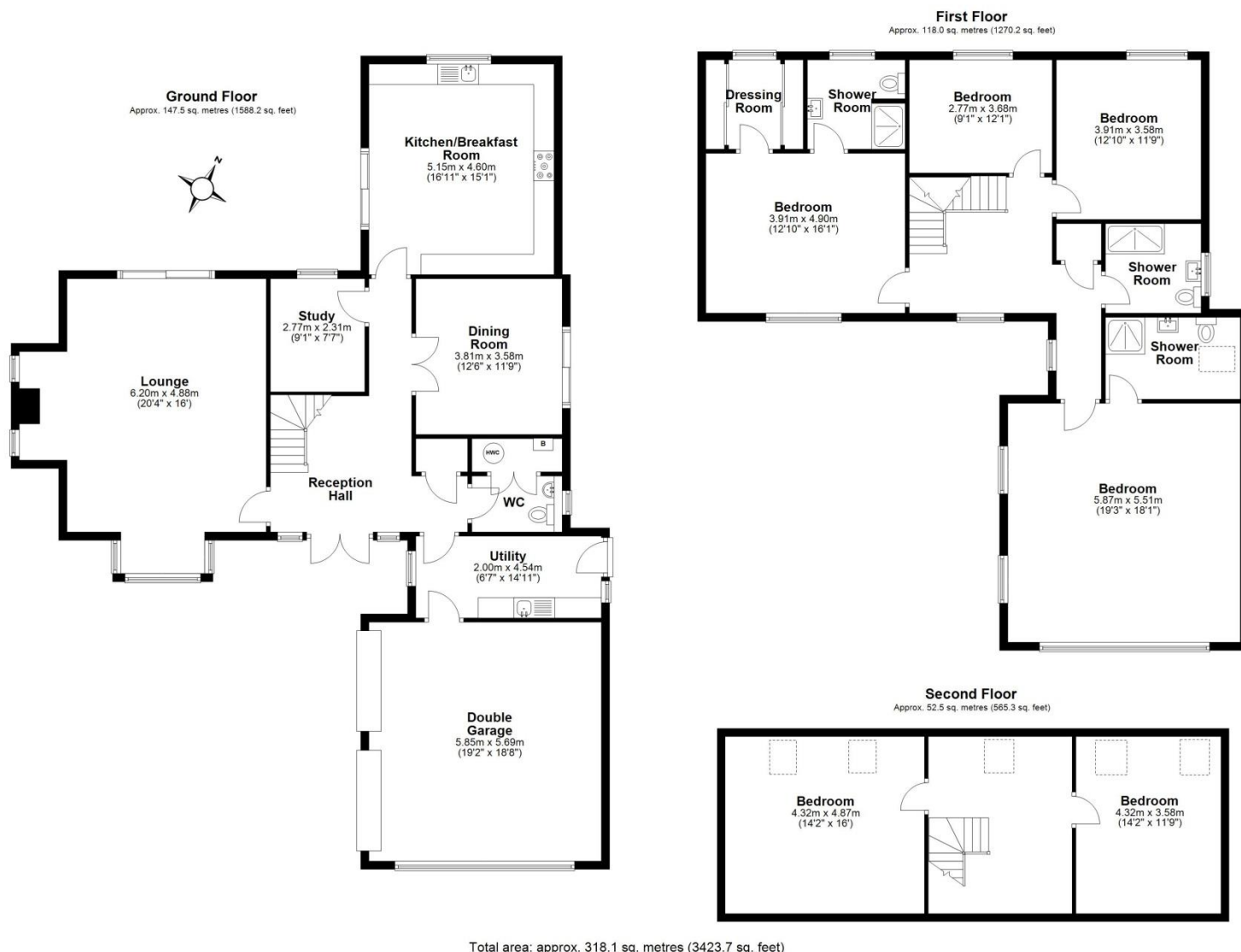
**Offers in
Excess of
£765,000**

Beautifully presented, spacious Six Bedroom three storey Executive Detached Property positioned within an enviable location Providing 318.1 sq. meters (3423.7 sq. ft) of wonderfully versatile flexible accommodation. Situated within a much sought after executive residential area, walking distance to the local Admaston shops and the new medical centre. Also nearby is the PRH Hospital, local schools, Wellington Market Town and Railway Station. Ground floor: Excellently spacious reception hall area, ideal for welcoming guests and family, study room, dining room, expansive lounge with inglenook fireplace and log burning stove. Vaulted timber framed modern and stylish integrated kitchen/breakfast room with beautiful arched window overlooking the garden area, separate utility room and ground floor wc/cloak. Oak timber staircase with glass balustrade ascending to the first and second floors. First floor: Primary Bedroom with dressing room and en-suite shower room. Spacious guest bedroom with en-suite shower room, two further very good sized bedrooms and a family shower room. Gas central heating and double glazing. Second floor: Landing area leading to two further excellently sized bedrooms. Outside area: Driveway with ample parking, double garage and garden area to the front. Gated access leading to the rear wall enclosed private gardens with lawn areas, wooden gazebo and extensive stone patio areas providing a welcomed retreat suitable for both relaxation and entertaining. Additionally there may be potential to convert the spacious double garage area to create an annex subject to local planning.

Sales
01952 641111

email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

Lettings
01952 505505



Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.B	Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.
Viewing Arrangements	by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 15 May 2025

