



## 19 Newill Grove, Admaston, Telford, Shropshire, TF5 0DX

**£495,000**

An exceptionally well positioned, larger style 4 bedroom detached house with double garage. Standing in an impressive 0.25 acre plot which offers great potential, the extensive ground floor accommodation provides: Entrance Hall, WC, Living Room, Conservatory, Dining Room, Study, Kitchen/Breakfast Room, Utility Room. Upstairs, The Main Bedroom With En-suite Shower Room Has A range Of Fitted Wardrobes, 3 Further Double Bedrooms, Family Bathroom. Sought After Location.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

Canopied porch, double glazed entrance door.

### Entrance Hall

Radiator, under stairs cupboard, staircase leads to First Floor Landing.

### Cloakroom/WC

Fitted with wash basin and WC, radiator, double glazed side window.

### Living Room 20' 9" x 11' 3" (6.32m x 3.43m)

Ornate feature ornamental fireplace with coal effect gas fire inset, walk in double glazed bay window to the front, 2 radiators, wall and ceiling lights, double glazed sliding patio doors to

### Conservatory 12' 4" x 11' 9" (3.76m x 3.58m)

Victorian style of brick and uPVC double glazed construction with pitched polycarbonate roof, French doors lead to rear garden, wood effect laminate flooring.

### Dining Room 12' 4" x 8' 11" (3.76m x 2.72m)

Radiator, double glazed sliding patio doors lead onto rear garden.

### Kitchen/Breakfast Room 14' 8" x 10' 0" (4.47m x 3.05m)

Re-fitted excellent range of cream fronted units, laminated work tops with inset 1 1/2 bowl sink unit, tiled surround to work areas, matching breakfast bar. Integrated appliances include 5 ring gas hob, electric double oven, microwave and dishwasher. Radiator, 2 double glazed windows overlooking garden, tiled flooring.

### Utility Room 5' 10" x 5' 10" (1.78m x 1.78m)

Tiled flooring, base and eye level units to match the Kitchen, work top with inset sink unit, tiled splash, wall mounted gas fired central heating boiler (replaced 2022), radiator, double glazed door to the side.

### Study 9' 8" x 9' 5" (2.94m x 2.87m)

Radiator, double glazed window to the front.

### Spacious First Floor Landing

Double glazed window providing natural lighting, built in airing cupboard, radiator, access to loft space.

**Bedroom 1** 15' 0" x 11' 5" (4.57m x 3.48m) into wardrobes

Range of fitted wardrobes to one wall, radiator, wall and ceiling lights, double glazed window overlooking rear garden.

### En Suite Shower Room

Fitted with fully tiled shower cubicle, wash basin and WC, radiator, shaver socket, double glazed window, extractor fan.

### Bedroom 2 12' 2" x 10' 5" (3.71m x 3.17m)

Radiator, double glazed window overlooking rear garden.

### Bedroom 3 11' 0" x 8' 9" (3.35m x 2.66m)

Radiator, double glazed window to the rear.

### Bedroom 4 9' 5" x 8' 4" (2.87m x 2.54m)

Radiator, double glazed window to the front.

### Main Bathroom

Fitted with bath with electric shower over and fully tiled walls around, wash basin, WC, radiator, double glazed window, extractor fan.

### Outside - Front

The property is approached over a private drive with ample parking and access to Garage.

### Brick Built Double Garage 17' 8" x 17' 5" (5.38m x 5.30m)

Twin up and over doors, personal door to garden.

### Rear Garden

Approached onto a paved patio with lawn beyond and enclosed by hedging. Gate to the side leads through to an additional parcel of land which is presently uncultivated and bordered by woodland.

### Council Tax Band D

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

## FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

19 Newell Grove Admaston TELFORD TF5 0DX	<b>Energy rating</b>  <div style="font-size: 2em; font-weight: bold; border: 1px solid black; padding: 2px; display: inline-block;">C</div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><b>Valid until:</b> 6 September 2034</td> </tr> <tr> <td><b>Certificate number:</b> 0469-3041-8291-0894-8204</td> </tr> </table>	<b>Valid until:</b> 6 September 2034	<b>Certificate number:</b> 0469-3041-8291-0894-8204
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Property type: Detached house  
 Total floor area: 134 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74	83
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**