



SAMUEL WOOD

21 Aldermead Close, Admaston, Telford, Shropshire, TF5 0DD

Offers In The Region Of £495,000





# 21 Aldermead Close

Admaston, Telford, Shropshire, TF5 0DD



- **\*\*LAST ONE REMAINING\*\***
- High Specifications Throughout
- Landscaped Gardens
- Three Bedrooms & Two Bathrooms
- Desirable Location with Amenities & Road Links
- Stunning New Development of 8 Properties
- Air Source Heat Pumps & Under Floor Heating
- Garage, Driveway & Electric Car Charging Point
- Open Plan Living / Kitchen
- Predicted EPC tbc

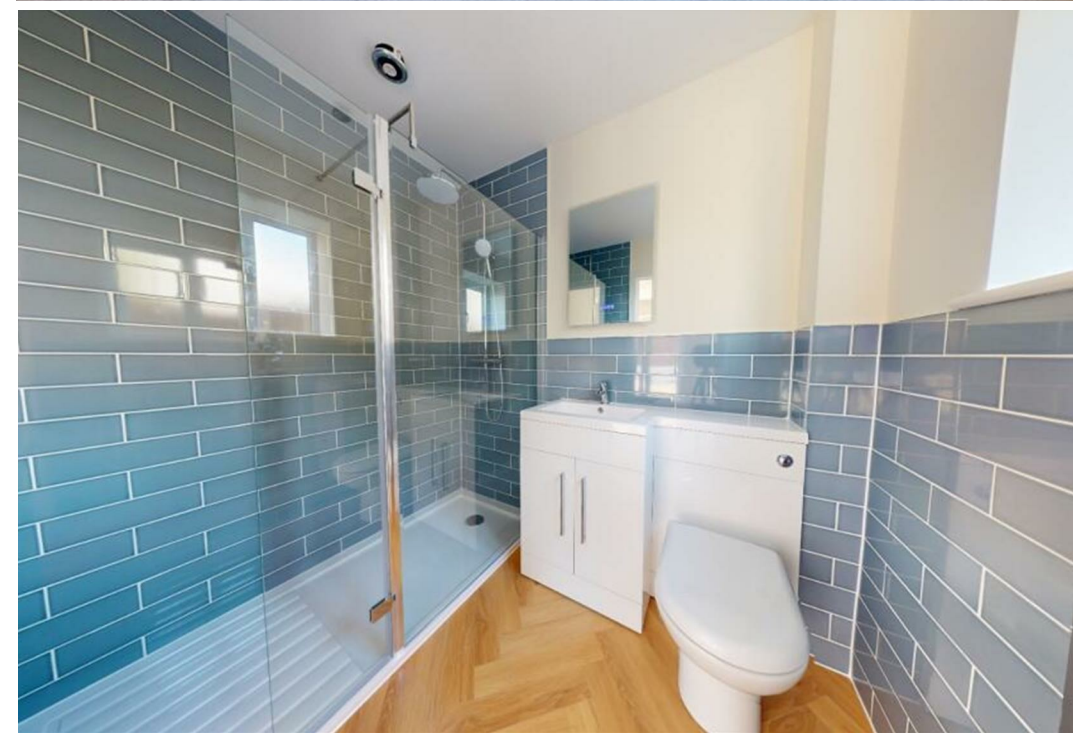
This stunning and exclusive luxury development features just eight detached bungalows and dormer bungalows, offering fantastic luxury living where you can downsize without compromising on quality. Located in the highly sought-after area of Admaston, the development boasts excellent local amenities and road links. The properties include two 3-bedroom detached bungalows and six 3/4-bedroom detached dormer bungalows. Each home is set on a generously sized, fully landscaped plot, complete with front and rear gardens, detached garages, driveway parking, and electric vehicle charging points.

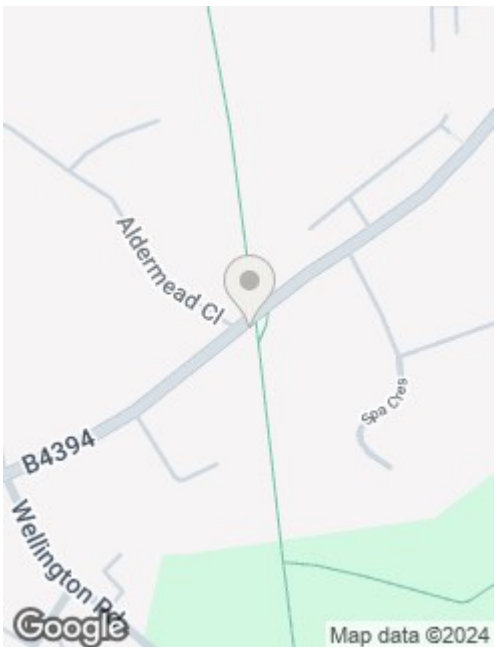
21 Aldermead is a superbly spacious three-bedroom detached bungalow offering highly flexible living accommodation. The layout includes an L-shaped entrance hallway, a kitchen/dining/sitting room with vaulted ceilings, LED recessed mood lighting, and a feature central island. The sitting room area features French doors leading to the gardens. The main bedroom has an en-suite shower and French doors to the rear garden. Additionally, there is a guest bedroom/sitting room, a third bedroom, and a separate bathroom with both a bath and a separate shower.

This property will feature the latest air source heat pump with underfloor heating on the ground floor, zoned heating with electric towel rails/warmers in the en-suite and bathroom, and superior insulation using Actis materials. Buyers may have the opportunity to choose fixtures and fittings. The kitchen will include integrated Samsung appliances: a built-in combination microwave, 5-burner induction hob, WiFi-controllable dual cooking oven, integrated 70/30 fridge freezer, wine fridge, integrated Hotpoint washer/dryer, 12-place setting dishwasher, Franke sink and tap, and a choice of quartz countertops. The bathroom and en-suite will be equipped with vanity units, walk-in showers, Bristan taps, Bristan Rainfall mixer showers in the en-suites, an electric shower in the main bathroom, and a Bluetooth demisting mirror with a shaver socket. These stunning homes will also feature quality floor coverings throughout.









## Directions

10 Year ICW Structural Warranty

Services: We understand that the property has air source heat pumps and underfloor heating, mains electricity, mains water and mains drainage.

Broadband Speeds: BT Fibre & Virgin.

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



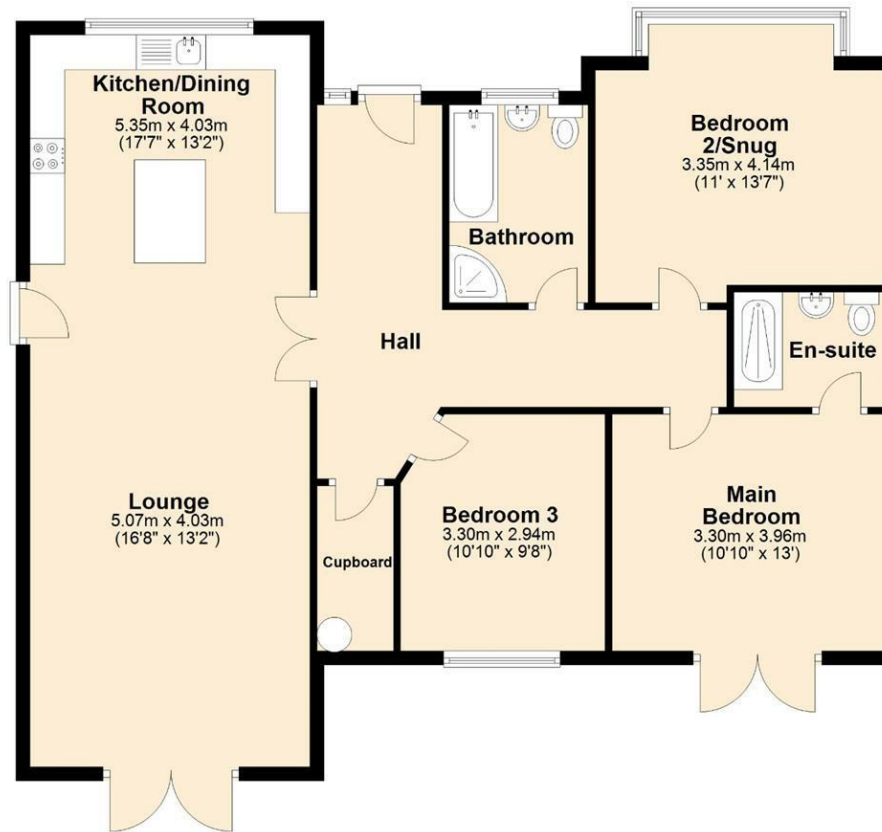






**Ground Floor**

Approx. 109.8 sq. metres (1181.7 sq. feet)



Total area: approx. 109.8 sq. metres (1181.7 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.

Plan produced using PlanUp.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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