



Helping *you* move



## 4 Ringers Way, Admaston

A well presented Three Bedroom Semi-Detached House, available with no upward chain, and generously proportioned ground floor accommodation comprising three Reception Rooms. Located amongst similar style properties in the popular village of Admaston, being served by a range of neighbourhood amenities.

Offers in the Region of

**£255,000**

# 4 Ringers Way, Admaston, Telford, TF5 0BD.

## Overview

- Semi-Detached House
- No Upward Chain
- Lounge, Study
- Fitted Kitchen, Toilet
- Sitting / Dining Room
- Shower Room
- Three Bedrooms
- Garage and driveway parking
- Gardens to front and rear
- Gas CH, Double Glazing
- EPC A, Council Tax C



## Location

Situated in a desirable and established area of Admaston being serviced by local Shops, Public House and Methodist Church, the property is conveniently placed for a range of primary and secondary education facilities. Lovely walks along Silkin Way are close by and lead to the nearby Dothill Nature Reserve. Wellington Town is approximately 1.5 miles distant, which offers a range of shops, supermarket, traditional market and access to junction 7 of the M54 which leads to Telford Centre and the wider West Midlands Conurbation in the east; Shrewsbury is also accessed off junction 7 towards the west.

## Brief Description

This attractive Semi-Detached House provides well maintained accommodation throughout, ideal for the growing family, and located in a popular residential area. Entering through the enclosed Porch and into the through Lounge, a light and airy room with window to the front and French doors with side windows looking out to the rear, feature fireplace. A door opens into the inner Hall with stairs to the first floor, door off to the left into the Study with a bow window to the front; from the Hall, a further door opens into the fitted Kitchen which has a range of white gloss fronted drawers, base and wall mounted units with complementary working surfaces over, integral oven, fridge, dishwasher and hob, two built-in cupboards. The Sitting / Dining Room is accessed from the Kitchen and has a window and door overlooking the rear garden, door into the ground floor Toilet and internal door to the Garage.



Stairs, with turns, ascend to the first floor Landing - Bedroom One looks out to the rear and has two sets of built-in wardrobes, there is one additional double Bedroom and one single Bedroom. There is a Shower Room with white three piece suite. Gas central heating and double glazing complete the accommodation.

Externally, the property is approached over a tarmacadam driveway providing off road parking space with adjacent gravelled garden. The Garage provides excellent storage space and has two windows and a half glazed door providing pedestrian access. The good sized rear garden is made up of patio areas, lawned garden, abundantly stocked shrub borders with feature pond and hardstanding areas with a Greenhouse and Potting Shed in situ.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band C

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. There are owned solar panels. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Wellington proceed along Spring Hill and take the second right into Admaston Road. Follow this road into the Village of Admaston and take the first turning left into Pemberton Road and follow this road around, take the third right into Ringers Way and the property will be found on your left hand side.

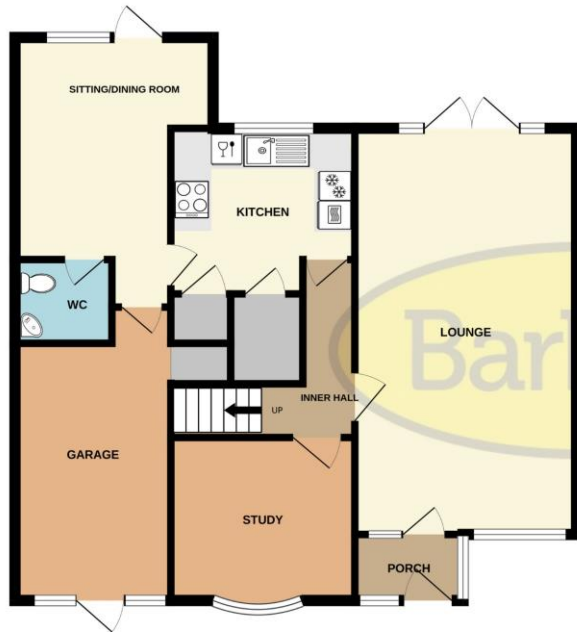
#### METHOD OF SALE

For Sale by Private Treaty.

WE38960.050226

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.  
Made with Metropix ©2026

All measurements quoted are approximate:

**LOUNGE 21' 3" x 11' 8" (6.48m x 3.56m)**

**STUDY 9' 9" x 8' 6" (2.97m x 2.59m)**

**KITCHEN 9' 8" x 8' 8" (2.95m x 2.64m)**

**SITTING / DINING ROOM 14' 8" x 10' 5" (4.47m x 3.18m) max.**

**TOILET 5' 1" x 4' 4" (1.55m x 1.32m)**

**BEDROOM ONE 10' 10" x 10' 11" (3.3m x 3.33m) excluding wardrobes**

**BEDROOM TWO 9' 9" x 9' 1" (2.97m x 2.77m)**

**BEDROOM THREE 9' 3" x 6' 5" (2.82m x 1.96m)**

**SHOWER ROOM 7' 6" x 6' 4" (2.29m x 1.93m)**

**GARAGE 14' 1" x 8' 2" (4.29m x 2.49m)**

Score	Energy rating	Current	Potential
92+	A	95 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.