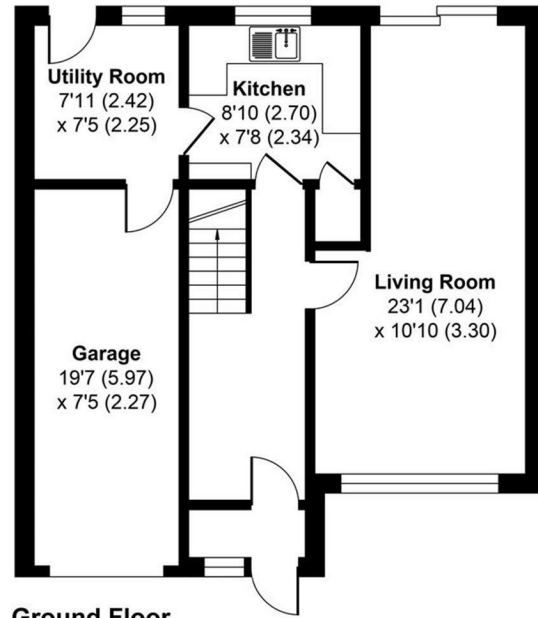


FOR SALE

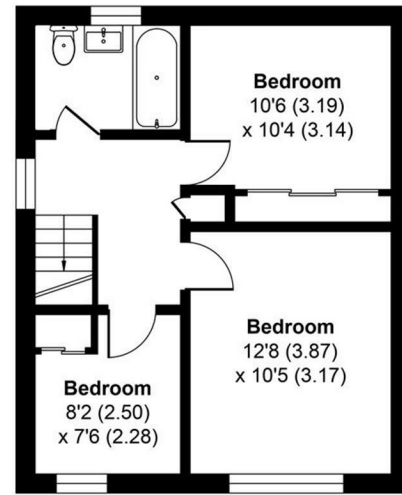
46 Burnell Road, Admaston, Telford, TF5 0BP



Approximate Area = 907 sq ft / 84.3 sq m  
Garage = 145 sq ft / 13.5 sq m  
Total = 1052 sq ft / 97.8 sq m  
For identification only - Not to scale



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



FOR SALE

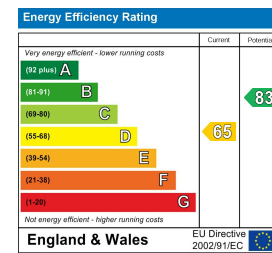
Offers in the region of £279,950

46 Burnell Road, Admaston, Telford, TF5 0BP

**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



This well-presented three-bedroom link-detached property is situated in the sought-after area of Admaston - with the picturesque Shropshire countryside and all the amenities Telford has to offer nearby.



01952 971800

Telford Sales  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com



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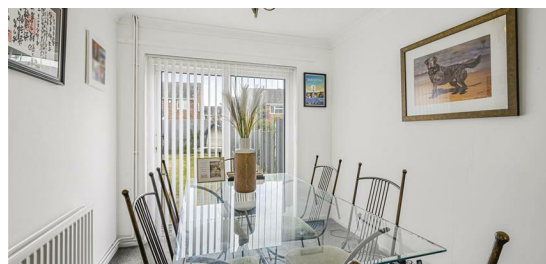
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Link Detached House**
- **Garage with Driveway**
- **Generous Rear Garden**
- **NO ONWARD CHAIN**
- **Close to Amenities**
- **Open-Plan Lounge/Diner**

Outside, there's a private driveway leading to a 19ft integral garage, offering plenty of storage or workspace potential. The rear garden is enclosed and mainly laid to lawn—easy to maintain and ideal for kids, pets, or summer evenings.

The home also benefits from gas central heating and double glazing throughout. With its quiet location and easy access to local shops, schools, and Telford town centre, it's a solid choice for anyone looking for space and convenience without the noise.

#### LOCATION

Burnell Road is situated in a highly sought-after area of Telford, offering a perfect balance of peaceful residential living and convenient access to local amenities. The property is just a short distance from Telford Town Centre, where you'll find a wide range of shopping, dining, and entertainment options. For outdoor enthusiasts, the surrounding area boasts beautiful parks, nature reserves, and scenic walking trails. The location is also well-connected by public transport, with excellent bus and rail links, making it easy to commute to nearby towns and cities. Families will appreciate the proximity to well-regarded schools, while those needing access to major road networks will benefit from the property's close connection to the M54, providing easy access to the wider West Midlands region.

#### ROOMS

##### GROUND FLOOR

##### ENTRANCE HALL

##### LOUNGE/DINING ROOM

##### KITCHEN

##### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

##### BEDROOM TWO

##### BEDROOM THREE

##### BATHROOM

##### EXTERNAL

##### GARAGE

##### LOCAL AUTHORITY

Telford and Wrekin Council

##### COUNCIL TAX BAND

Council Tax Band: C

##### POSSESSION AND TENURE

Freehold with vacant possession on completion.

#### VIEWING ARRANGEMENTS

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.