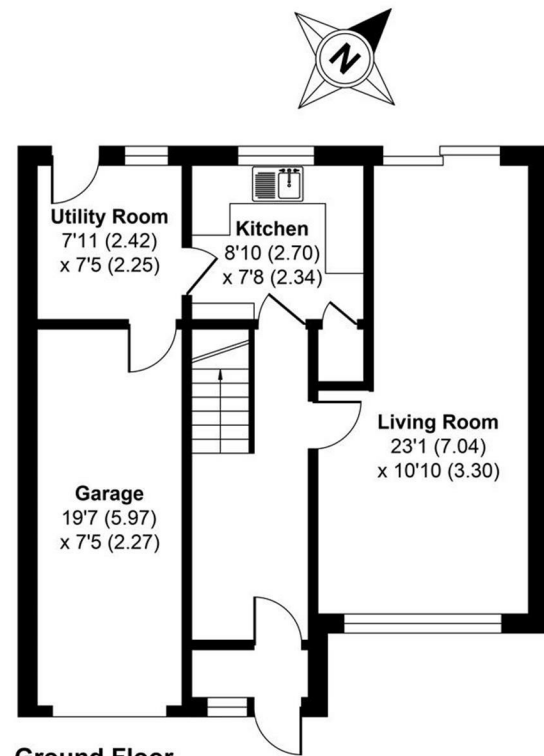


FOR SALE

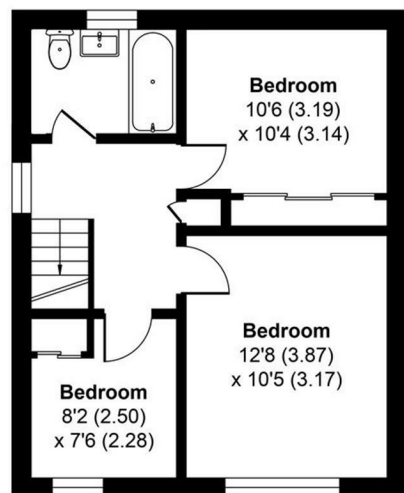
46 Burnell Road, Admaston, Telford, TF5 0BP

Halls 1845



Ground Floor

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



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

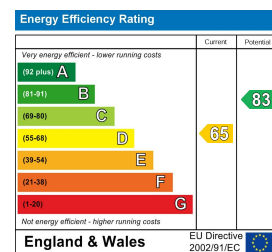
Offers in the region of £282,000

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

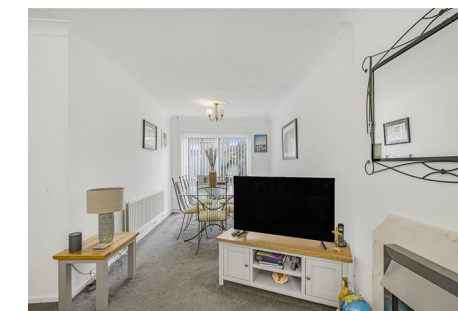


This well-presented three-bedroom link-detached property is situated in the sought-after area of Admaston - with the picturesque Shropshire countryside and all the amenities Telford has to offer nearby.



01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



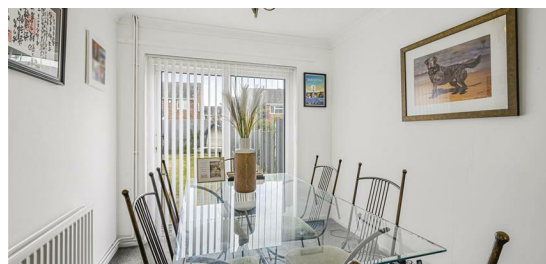
1 Reception Room/s



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

DESCRIPTION

Tucked away in a popular cul-de-sac on Burnell Road, this three-bedroom link-detached home offers generous space and a layout that works for family life.

Step through the porch into a welcoming hallway, then into the standout feature: a bright 23ft open-plan lounge/diner. It's a versatile space with plenty of room for both relaxing and entertaining, with large windows bringing in loads of natural light.

The kitchen is practical and well set up with fitted units, and there's a separate utility room to keep laundry and clutter out of the way.

Upstairs, you'll find three well-sized bedrooms that can flex depending on your needs - whether that's family, guests, or a home office - along with a clean, functional family bathroom.

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.