



SAMUEL WOOD

68 Admaston Road, Wellington, Telford, Shropshire, TF1 3NW

Offers In The Region Of £695,000



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Wellington, Telford, Shropshire, TF1 3NW



- Prestigious & Historic Extended Period Property
- Three Further Formal Reception Rooms
- Family Bathroom and En-Suite to Principal
- Substantial Cellar & Detached Outbuilding
- Fabulous Lawned Gardens with Dedicated Seating Areas
- Stunning Open Plan Kitchen / Diner
- Six Bedrooms over Two Floors
- Utility Room & Downstairs W/C
- Driveway Parking for Multiple Vehicles
- EPC Rating D

Welcome to this prestigious and historic extended period property, a truly exceptional family home located on Admaston Road, Telford. This magnificent six-bedroom residence offers an outstanding blend of period charm and contemporary living, perfectly suited for modern family life. Situated in an excellent location, this property benefits from close proximity to a wide array of amenities, including reputable schools, local shops, and leisure facilities. For commuters, the property offers superb access to major road networks and rail links, making travel to surrounding towns and cities both convenient and efficient. This combination of a prestigious home, extensive features, and an enviable location makes this property a rare find.

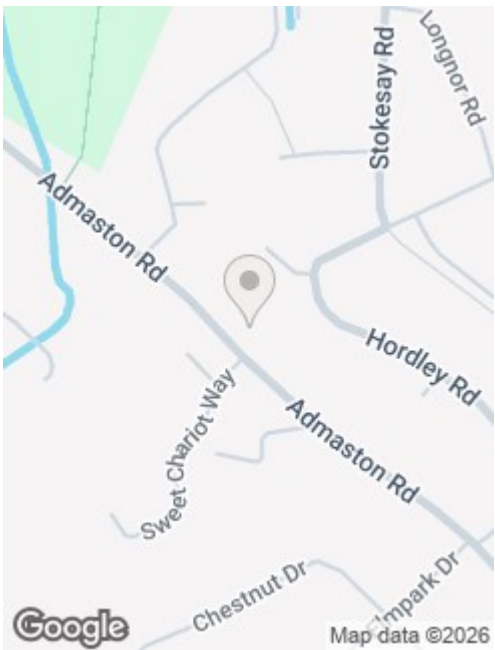
Upon entering, you are greeted by a home that immediately conveys a sense of grandeur and warmth. The heart of this residence is undoubtedly the stunning open-plan kitchen/diner, a beautifully designed space perfect for both everyday family meals and entertaining guests. This area seamlessly flows into other living spaces, creating an inviting atmosphere. Complementing this, a practical utility room, pantry and a convenient downstairs W/C enhance the functionality of the ground floor. Beyond the open-plan hub, the property boasts three further formal reception rooms, offering versatile spaces for relaxation, study, or more formal gatherings. Each room retains character, providing distinct areas for various family activities.

Ascending to the upper floors, the sleeping accommodation is equally impressive. The principal bedroom is a true sanctuary, featuring its own private ensuite bathroom, offering a luxurious retreat. Five additional well-proportioned bedrooms are spread across the first and second floors, providing ample space for a large family or guests. These bedrooms are thoughtfully served by a well-appointed family bathroom, ensuring comfort and convenience for all residents. The property also benefits from a substantial cellar boasting a unique internal and external access. The cellar offers valuable storage space or potential for further development, subject to necessary consents.

The exterior of this Admaston Road home is just as captivating as the interior. A generous driveway provides ample parking for multiple vehicles, a practical necessity for any busy family. The fabulous lawned gardens are a true highlight, offering extensive outdoor space for recreation, gardening, and relaxation. Dedicated seating areas are strategically placed to capture the best of the sun, perfect for outdoor living, al fresco dining, and entertaining. Furthermore, a detached outbuilding provides additional versatile space, with scope for conversion for a home office, gym, or simply additional storage.







Directions

What3words: ///fork:talkers.chiefs

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15 Mbps, Superfast 61 Mbps & Ultrafast 1,000 Mbps

Results provided by Ofcom and correct at time of listing

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler; a link will be emailed to you when your offer has been accepted.





Floor Plans



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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