



Helping *you* move



## 13 Elmsdale Crescent, Admaston

A period style Semi-Detached House standing in an elevated position located in the popular locality of Admaston. The property benefits from Three Bedrooms, Garage and driveway along with no upward chain.

Offers in the Region of

**£235,000**

# 13 Elmsdale Crescent, Admaston, Telford, TF5 0AF.

## Overview

- Period style Semi-Detached House
- Lounge / Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Garage and Driveway parking
- Elevated Corner Plot Position
- Gas CH, Double Glazing
- No Upward Chain
- Popular Location
- EPC D, Council Tax C



## Location

Situated in the desirable and established area of Admaston being served by local Shops, Public House and Methodist Church, the property is conveniently placed for a range of primary and secondary education facilities and for easy access to the Silkin Way and Dohill Nature Reserve with it's lovely walks. 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 Period style Semi-Detached House sits in an elevated corner plot position and has been a much loved home for many years. There is a stepped approach through the front garden to the enclosed Entrance Porch which opens into the Entrance Hall with stairs to the first floor and useful boiler cupboard beneath. Off to the left is the Lounge Diner where there is a electric fire with timber surround providing display niches, walk-in bay window overlooking the front and sliding patio doors to the rear. The Kitchen overlooks the rear garden and has a range of white fronted drawers, base and wall mounted units, space for a free standing cooker and washing machine; walk-in larder style cupboard and door providing access to the side and rear garden.



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Stairs ascend to the first floor Landing - Bedroom One is located to the front with a lovely walk-in bay window and range of built-in furniture. Bedroom Two also has a range of built-in furniture and looks over the rear garden while Bedroom Three is situated to the front. There is a Bathroom with coloured bath and sink, white wc, airing cupboard and window to the rear. The accommodation benefits from gas central heating and double glazing.

Externally, the property enjoys an elevated position with steps ascending through the lawned front and side gardens with pathway to the entrance door; abundantly stocked established shrub borders. A gate provides access into the rear and side garden, being predominantly laid to lawn and has a patio area, further gate to the rear ideal for bins and pedestrian door into the Detached Garage - situated around the corner to the rear of the property with driveway parking.



#### 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. 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

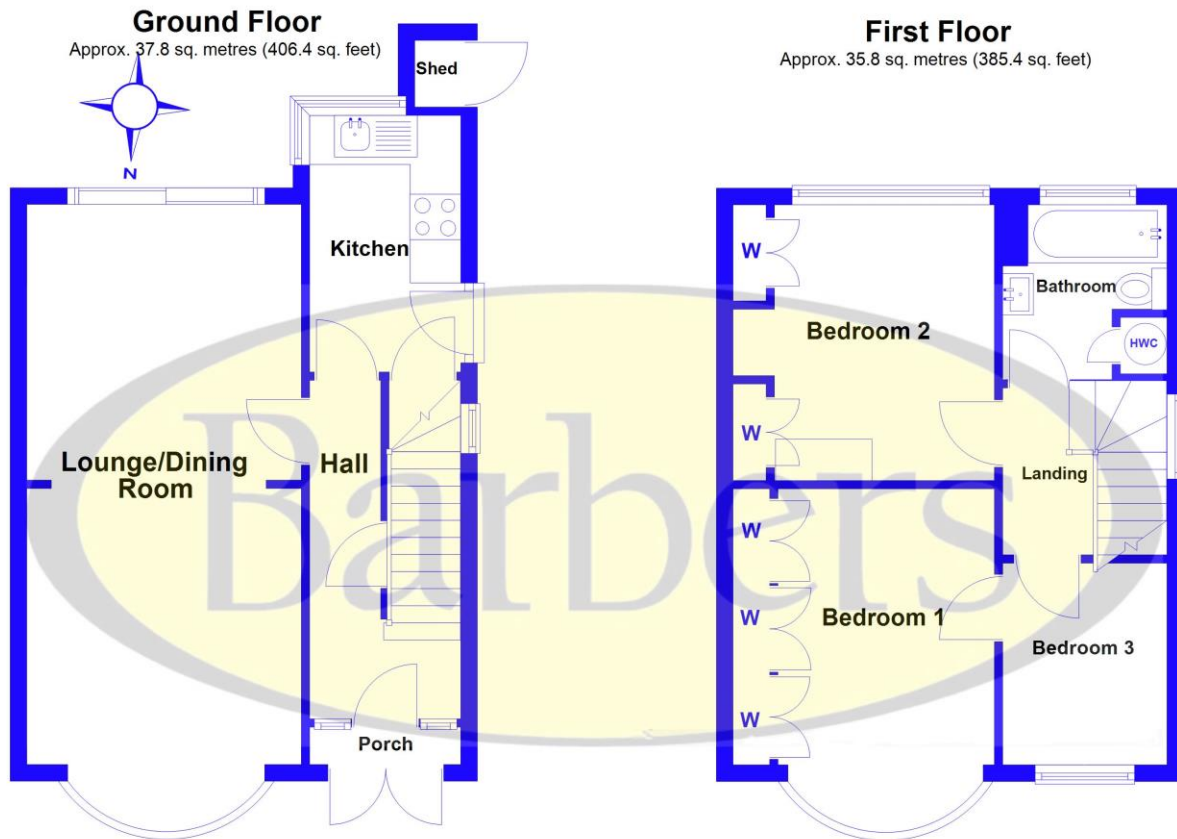
From Wellington proceed along Spring Hill and turn right into Admaston Road; follow this road for approximately 1.5 miles into the Village of Admaston and proceed straight over the crossroads into Elmsdale Crescent, follow the road around to the left and the property will be found in an elevated position on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE29770.190525

**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.



Total area: approx. 73.6 sq. metres (791.8 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software  
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**13 Elmsdale Crescent, Admaston, Telford**

All measurements quoted are approximate:

**LOUNGE 10' 9" x 10' 8" (3.28m x 3.25m)**

**DINING ROOM 10' 9" x 10' 8" (3.28m x 3.25m)**

**KITCHEN 10' 0" x 5' 9" (3.05m x 1.75m)**

**BEDROOM ONE 14' 0" x 8' 6" (4.27m x 2.59m) into bay, excluding wardrobes**

**BEDROOM TWO 10' 9" x 10' 1" (3.28m x 3.07m)**

**BEDROOM THREE 8' 0" x 6' 5" (2.44m x 1.96m)**

**BATHROOM 6' 9" x 6' 5" (2.06m x 1.96m)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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.