



Helping *you* move



## 8 Station Road, Admaston

For sale with NO UPWARD CHAIN, Set within the highly desirable village of Admaston, this beautifully enhanced character property blends timeless charm with thoughtful modern touches, having three bedrooms, over three floors. Viewings are highly recommended.

Offers in the Region of

**£323,400**

# 8 Station Road, Admaston, Telford, TF5 0AE

## Overview

- Character Semi Detached House
- NO UPWARD CHAIN
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Driveway Parking
- Garden
- Gas Central Heating
- EPC E, Council Tax C



## Location

Situated in the desirable and established Village of Admaston which offers a local news agents, hairdressers, Off Licence, Methodist Church and Public House. The property is easily accessible for Silkin Way which offers beautiful countryside walks into the surrounding area including the local Dohill Nature Reserve and is approximately 1 mile distant from St Peters C of E Primary School and a range of secondary education facilities. Wellington Town is approximately 1.5 miles distant, which comprises 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

Off the hallway, the ground floor showcases two impressive reception rooms, each featuring a striking bay window and a log burner that adds warmth and character. The country-style kitchen, complete with a stable door opening to the rear garden, creates a welcoming hub for everyday living. Abundant natural light enhances the sense of space throughout.

The first floor offers two generous double bedrooms, both enriched with feature fireplaces and plenty of natural light. A luxurious bathroom completes this level, boasting a freestanding roll-top bath that brings a boutique feel to the home.

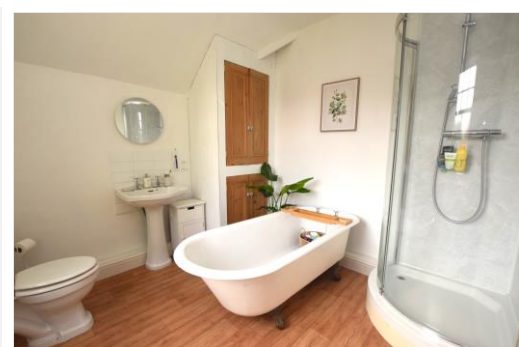


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The master bedroom occupies the thoughtfully converted loft—a superb addition designed to maximise space without compromising the first floor. With dual Velux windows framing far-reaching views across the Shropshire landscape, this serene top-floor retreat feels both spacious and private.

The property benefits from driveway parking. To the rear, a flat, fully enclosed garden offers an ideal setting for relaxation or entertaining, complemented by a useful outbuilding.



#### 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, turn left at the crossroad and the property can be found shortly after on the right hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE40137 080526

**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.



All measurements quoted are approximate:

- LIVING ROOM**  
13' 1" x 11' 10" (3.99m x 3.61m)
- DINING ROOM**  
13' 1" x 13' 1" (3.99m x 3.99m)
- KITCHEN**  
12' 2" x 7' 4" (3.71m x 2.24m)
- BEDROOM TWO**  
13' 1" x 11' 8" (3.99m x 3.56m)
- BEDROOM THREE**  
9' 2" x 13' 4" (2.79m x 4.06m)
- BATHROOM**  
8' 11" x 9' 7" (2.72m x 2.92m)
- BEDROOM ONE**  
17' 0" x 14' 4" (5.18m x 4.37m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	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.