



The Farthings, 2 Aldermead Close, Admaston

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The Farthings, 2 Aldermead Close, Admaston, Telford, TF5 0DD.

Offers in the region of £595,000



This lovely, four Bedroom Detached Bungalow enjoys a corner plot position with a generous sized garden and a Detached Double Garage. Situated in the desirable location of Admaston, convenient for amenities, education facilities and Silkin Way with access to Dothill Nature Reserve.

- **Attractive Detached Bungalow**
- **Lounge, Dining Room**
- **Breakfast Kitchen and Utility Room**
- **Four Bedrooms, En-suite Shower Room, Bathroom**
- **Double Garage, Excellent Driveway Parking**
- **Beautiful wrap around Gardens**
- **Gas Central Heating, Double Glazing**
- **Viewing strongly recommended**



Brief Description

This well presented Detached Bungalow enjoys an enviable corner plot position with gorgeous, wrap around gardens and has provided a much loved family home which has been exceptionally well cared for over the years. The light and airy accommodation has an abundance of natural light streaming through to the generously proportioned rooms, being greeted by a spacious Entrance Hall where you will find a guest cloakroom and a superb range of cupboards; the bedroom accommodation branches off to the left, while the living accommodation is off to your right.

Glazed double doors open into the Lounge with windows to the front and side, brick built fireplace with electric fire, brick side plinths extending to a media area; archway leads to the Dining Room with window on the side, sliding patio doors opening to the patio area and door leading into the Breakfast Kitchen. There are a range of fitted drawers, base and wall mounted units with built-in eye level double oven, gas hob and 1.5 bowl sink unit with window to the rear garden; space and provision for a dishwasher, breakfast seating area, return door to Hall and door into the Utility Room where there are a further range of drawers, base and wall mounted units, space for two under counter appliances and door to the rear garden.





The principal Bedroom is located in the far rear corner of the Bungalow and has a good range of built-in wardrobes, over-bed cupboards and a dressing table unit; door into the En-suite Shower Room with three piece coloured suite. There are three further double Bedrooms, two facing the front and one to the rear along with the principal Bathroom which has a four piece suite. The accommodation enjoys gas central heating and leaded sealed unit double glazed windows.

A block paviour in and out driveway with additional parking area leads to the Detached Double Garage with steps down to the recessed Entrance Porch. The bungalow enjoys a generously proportioned plot with wrap around gardens being made up of lawns with established shrub borders edging the garden and enjoying patio areas, archway and pagodas and the tranquillity of bordering along Silkin Way to the rear border.



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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 Dothill 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.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

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.

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 at the crossroads turn right, after a short distance Aldermead Close is the first turning on your left hand side and no.2 will be found immediately on the right.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ.

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

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.

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ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

ENTRANCE HALL 12' 9" x 9' 8" (3.89m x 2.95m) minimum

LOUNGE 19' 8" x 13' 6" (5.99m x 4.11m)

DINING ROOM 10' 9" x 9' 2" (3.28m x 2.79m)

KITCHEN 15' 5" x 9' 2" (4.7m x 2.79m)

UTILITY ROOM 9' 1" x 5' 8" (2.77m x 1.73m)

CLOAKROOM 6' 4" x 3' 6" (1.93m x 1.07m)

BEDROOM ONE 12' 9" x 11' 3" (3.89m x 3.43m)

EN-SUITE 8' 1" x 4' 9" (2.46m x 1.45m)

BEDROOM TWO 14' 8" x 11' 7" (4.47m x 3.53m)

BEDROOM THREE 11' 8" x 11' 3" (3.56m x 3.43m)

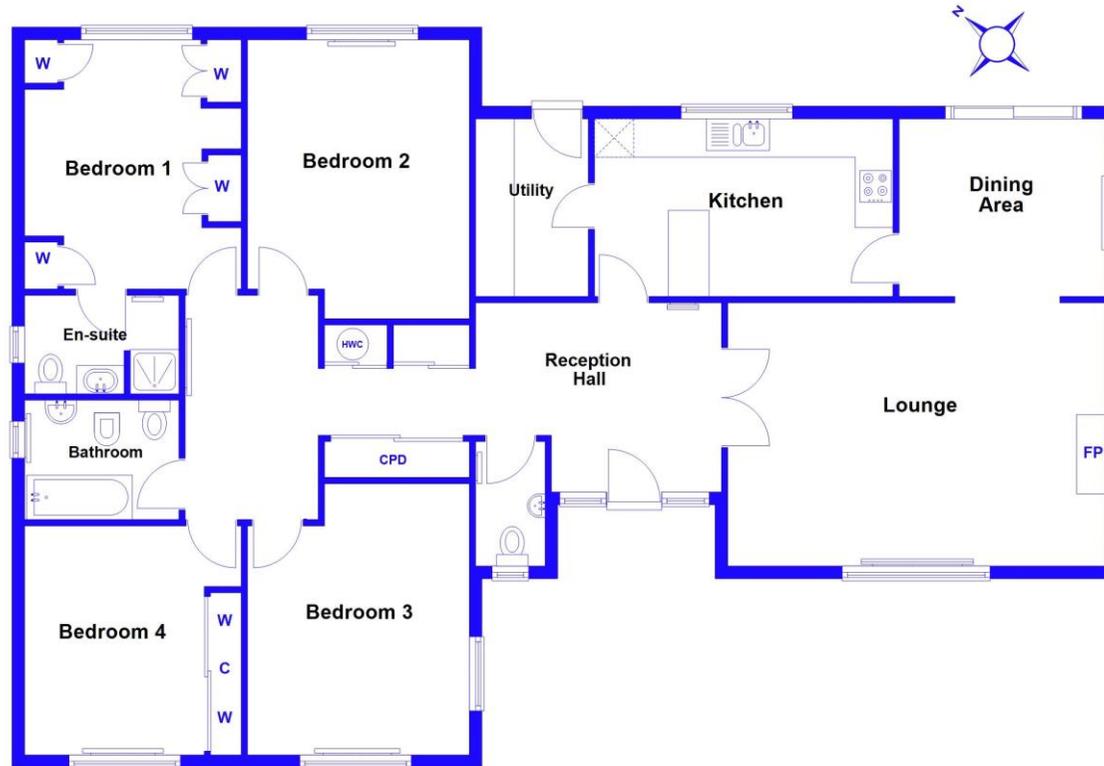
BEDROOM FOUR 11' 9" x 11' 6" (3.58m x 3.51m)

BATHROOM 8' 1" x 6' 1" (2.46m x 1.85m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 148.3 sq. metres (1596.0 sq. feet)



Total area: approx. 148.3 sq. metres (1596.0 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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