



1 Aldermead Close, Admaston

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1 Aldermead Close, Admaston, Telford, TF5 0DD

Offers in the region of £525,000



This attractive Three Bedroom Detached Bungalow is positioned on a lovely sized garden plot with Detached Double Garage and is situated in the desirable location of Admaston, close to Silkin Way with access to Dothill Nature Reserve

- Beautiful Detached Bungalow
- Lounge and Dining Room
- Stunning, refitted Kitchen
- Main Bedroom suite with Shower Room

- Two Bedrooms, Bathroom
- Attractive, generously proportioned garden plot
- Detached Double Garage and Driveway Parking
- Gas Central Heating, Double Glazing



Brief Description

This fabulous Detached Bungalow has provided a much loved home for many years, having been built by the current owner and enjoys a lovely sized garden plot with manicured borders and lawn on all sides. Approaching the Bungalow through a canopy porch and into the spacious, L shaped Hall with a double width cupboard and access off to all rooms - to the right and rear of the property you will find the living accommodation while the Bedrooms are towards the front left side.

The Lounge has an attractive fireplace with square bow window to the front and sliding patio doors providing access into the garden; two steps rise to the Dining Room with lovely views over the garden. The beautiful Kitchen has been completely refitted to a high specification to include drawers, base and wall mounted units complementary working surface and Quartz sink unit with window overlooking the side garden; built-in eye level fan oven and further microwave / grill / oven above, wide working surface with hob and extractor over and range of cupboards and drawers to three sides beneath, space and provision for a dishwasher and further under counter appliance and working surface with space beneath for laundry appliances, space for an upright appliance and door to the rear garden.



To the sleeping area of the Bungalow you will find the Main suite with a fantastic range of built-in wardrobes, drawers and bedside units; door into the En-suite Shower Room. Bedroom Two has a built-in double wardrobe and window to the front while Bedroom Three has a dual outlook over the front and side gardens. The spacious Bathroom has a three piece suite including a corner bath. Gas central heating (new boiler installed in 2025) and double glazing complete the accommodation.

Externally, a driveway provides parking space and leads to the Detached Double Garage with two electric roller doors and a pedestrian access door into the Garden. Side access via a gate leads into the lovely rear garden having beautifully stocked borders with an abundance of flora, fauna and specimen trees; lawned garden and paved patio area.



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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.1 will be found immediately on the left.

LOCAL AUTHORITY

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

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:

LOUNGE 21' 4" x 12' 5" (6.5m x 3.78m)

DINING ROOM 10' 8" x 10' 7" (3.25m x 3.23m)

KITCHEN 17' 6" x 16' 1" (5.33m x 4.9m) max. measurements

BEDROOM ONE 12' 8" x 10' 8" (3.86m x 3.25m)

EN-SUITE 12' 8" x 10' 8" (3.86m x 3.25m)

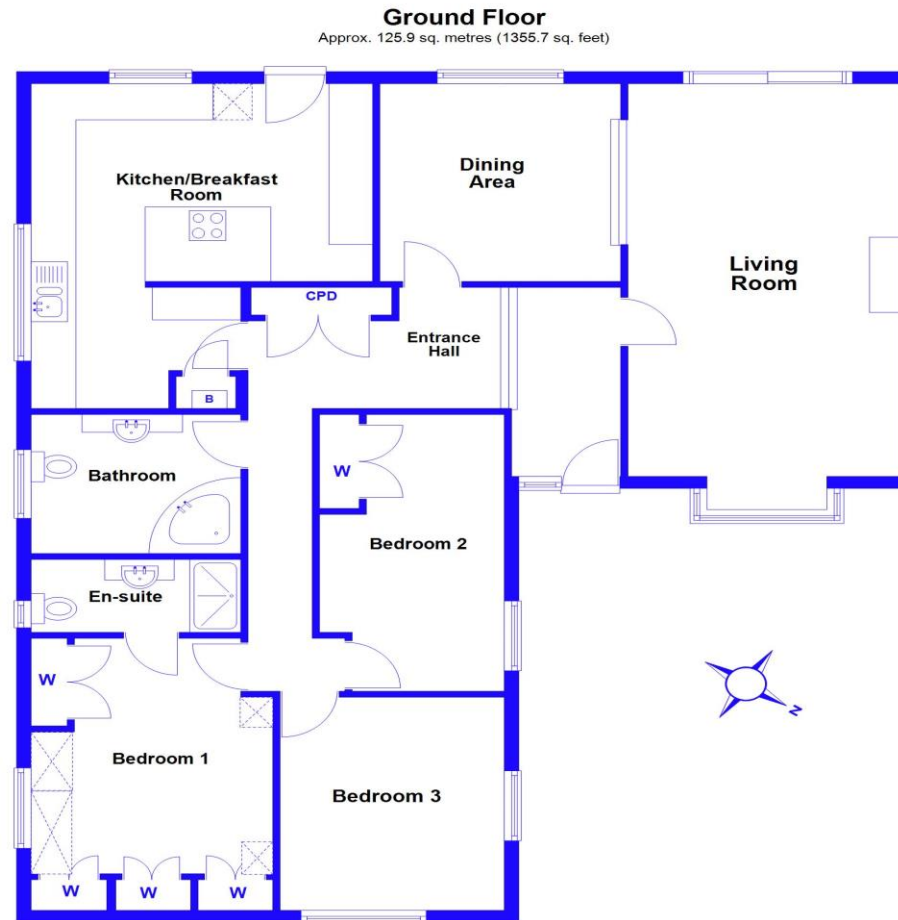
BEDROOM TWO 14' 9" x 8' 2" (4.5m x 2.49m) max.

BEDROOM THREE 11' 6" x 10' 1" (3.51m x 3.07m)

BATHROOM 9' 6" x 7' 5" (2.9m x 2.26m)

DOUBLE GARAGE 18' 7" x 16' 2" (5.66m x 4.93m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 125.9 sq. metres (1355.7 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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