



7 St Peters Walk, Admaston

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7 St Peters Walk, Admaston, Telford, TF5 0EA

Offers in region of £530,000



**An exceptionally well presented, executive style family home, situated on a small cul-de-sac, on the edge of a modern development in the popular village of Admaston, available with NO UPWARD CHAIN**

- Lounge with log burner, opening into stunning orangery
- Four double bedrooms, two being en-suite
- Refitted dining kitchen and utility room
- Dining room and ground floor office/study
- Detached double garage and plenty of parking
- Generous patio entertaining area
- uPVC double glazing and gas central heating
- EPC Rating: D Council Tax Band: F



### Brief Description

Nestled on the edge of this popular development, this double fronted property benefits from a fully enclosed garden, which provides plenty of patio entertaining space, balanced by a raised lawn. Internally, the spacious accommodation has been impeccably maintained by the current owners, and updated to include a superb orangery extension to the rear. The property features double glazing throughout, contemporary kitchen and high specification bath/shower rooms as well as TV points in most rooms.

Entered from a recessed porch, the property benefits from a large reception hallway, off which are the three reception rooms, kitchen, cloakroom and stairs to the first floor. The kitchen has been refitted with contemporary units of base and wall mounted cupboards and drawers, with contrasting work surfaces and integrated appliances; fridge, freezer, six burner hob and mid-level double oven as well as a fitted American style fridge freezer and dishwasher. The utility is fitted with a matching range of units, with space and plumbing provision for both a washing machine and tumble drier. The lounge features a log burner and opens out into the spacious orangery, with lantern light and tri-folding doors to the garden and patio entertaining area. The ground floor also has a large dining room and separate study/office room, complemented by a modern cloakroom/WC. An under-stairs cupboard provides useful storage space.





The master bedroom suite has a separate dressing room area, with window and fitted wardrobes, as well as a refitted modern en-suite, being fully tiled and having a large double shower, WC and wash hand basin set into a 'floating' vanity unit. A guest bedroom also has an en-suite shower room and benefits from fitted wardrobes to one wall. Two further bedrooms are of a good double size, with one currently being used as a second office. The family bathroom is spacious and has been also refitted, with fully tiled walls and a modern three piece suite.

The property is approached off a shared block paved driveway, with spacious front garden. There is plenty of off road parking for at least four vehicles in front of the detached double garage, which has power, light and a courtesy door to the rear garden. To the front of the property, the garden stretches to the hedge and trees, beyond which are views over open countryside. The fully enclosed rear garden has areas to sit and enjoy the sunshine at different times of the day with a raised lawn extending to the rear of the garage, where there is a neat storage shed.



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## LOCATION

Situated in the desirable and established Village of Admaston which offers a local news agent, hairdressers, off licence, Methodist Church and Public House. The property is conveniently placed for a range of primary and secondary education facilities. Wellington Town is approximately 1.5 miles distant, which offers a wider range of shops, supermarket, traditional market and access to junction 7 of the M54 which leads to Telford Town 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. The property is heated by a gas fired heating system. 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, turning left at the crossroads. Follow Station Road along for a short distance and then turn right into Meadow Dale Drive, then turn right at the T junction to remain on Meadow Dale Drive. Follow the road around the left hand bend, taking the next right hand turn into Dalefield Drive. St Peters Walk will be found after a short distance on the left hand side. At the T junction at the bottom of the road, turn left onto a private driveway, where number 7 can be found, being the second property along.

## LOCAL AUTHORITY

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

## VIEWING

Please ring us on 01952 221 200 or Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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## ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

**ENTRANCE HALL:** 11' 3" max x 10' 2" max (3.43m x 3.1m)

**LOUNGE:** 17' 2" max x 12' 0" max (5.23m x 3.66m)

**ORANGERY:** 11' 3" x 9' 2" (3.43m x 2.79m)

**DINING ROOM:** 11' 2" x 11' 2" (3.4m x 3.4m)

**OFFICE/STUDY:** 11' 1" x 7' 5" (3.38m x 2.26m)

**DINING KITCHEN:** 17' 4" x 11' 4" (5.28m x 3.45m)

**UTILITY ROOM:** 6' 9" x 6' 3" (2.06m x 1.91m)

**LANDING:** 13' 9" x 5' 6" (4.19m x 1.68m)

## MASTER BEDROOM SUITE:

**MASTER BEDROOM:** 13' 2" x 12' 3" (4.01m x 3.73m)

**DRESSING ROOM:** 5' 1" x 4' 4" (minimum to wardrobe fronts) (1.55m x 1.32m)

**EN-SUITE SHOWER ROOM:** 7' 9" max x 6' 1" max (2.36m x 1.85m)

**BEDROOM 2:** 11' 1" x 10' 1" (to wardrobe fronts) (3.38m x 3.07m)

**EN-SUITE SHOWER ROOM:** 7' 7" max x 6' 7" max (2.31m x 2.01m)

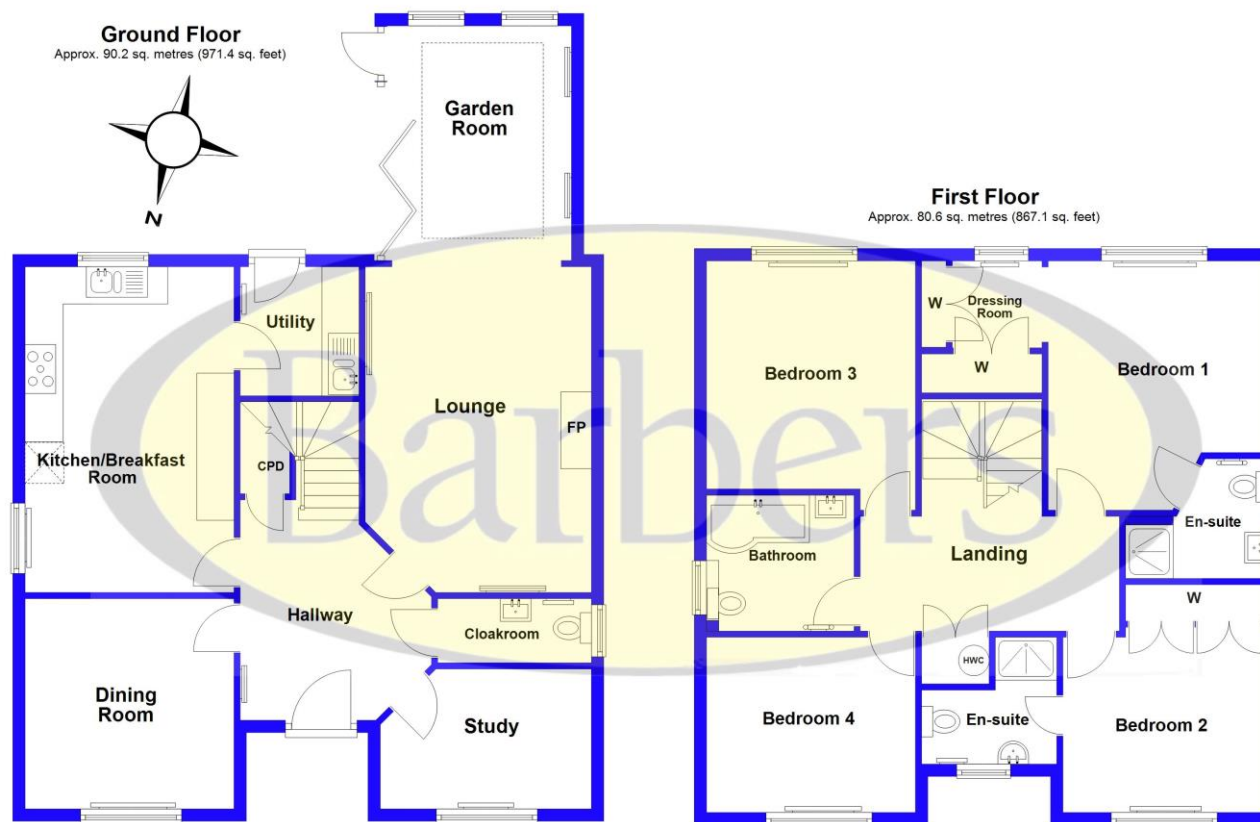
**BEDROOM 3:** 11' 7" x 11' 3" (3.53m x 3.43m)

**BEDROOM 4:** 11' 2" x 9' 6" (3.4m x 2.9m)

**FAMILY BATHROOM:** 8' 2" x 7' 2" (2.49m x 2.18m)

**DETACHED GARAGE:** 17' 9" x 17' 8" (5.41m x 5.38m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



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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**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 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.



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