



Helping *you* move



3 Bostock Close, Admaston

Offered for sale with No Upward Chain, this deceptively spacious Detached House provides Four Bedrooms, Study and integral garage. Located in the sought after residential Village of Admaston which offers a range of neighbourhood amenities.

Offers in the Region of
£300,000

3 Bostock Close, Admaston, Telford, Shropshire, TF5 0AG.

Overview

- Spacious Detached House
- No Upward Chain
- Lounge / Diner
- Kitchen
- Four Bedrooms
- Study / Nursery
- Modern Shower Room
- Garage and driveway parking
- Gardens to front and rear
- Partial Gas CH, Double Glazing
- EPC D, Council Tax D



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.

Brief Description

This deceptively spacious Detached House has provided a much loved family home for many decades and is available with no upward chain. An enclosed Entrance Porch opens to the Hallway with stairs to the first floor; door off into the Lounge / Dining Room with window overlooking the front garden, sliding patio doors overlooking the rear garden and free standing electric fire.

The Kitchen is accessed from the Dining area and Hallway - having a range of drawers, base and wall mounted units with working surfaces and inset stainless steel sink unit; built-in oven with gas hob over and space with provision for a washing machine, under stairs recess with shelving; two windows overlooking the rear garden with door providing external access.



Stairs ascend to the first floor Landing with cupboard housing the boiler (approx. 18 months old). Bedroom One is positioned to the front and has a built-in wardrobe, Bedroom Two also benefits from a built-in wardrobe and looks over the rear garden. There are two further Bedrooms enjoying a front aspect while the Study (or nursery) is L shaped and overlooks the rear garden. The Shower Room benefits from a white three piece modern suite. Whilst the property would benefit from updating work, it does have the benefit of double glazing and gas central heating to the ground floor and Bathroom.

Externally, the property is approached over driveway parking with adjacent lawned garden with established border. The integral Garage has an up-and-over door. The neat rear garden is predominantly laid to lawn with established shrub borders to the edges, greenhouse; steps down to a paved patio area which continues around the side to provide gated access.



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 D

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

DIRECTIONS

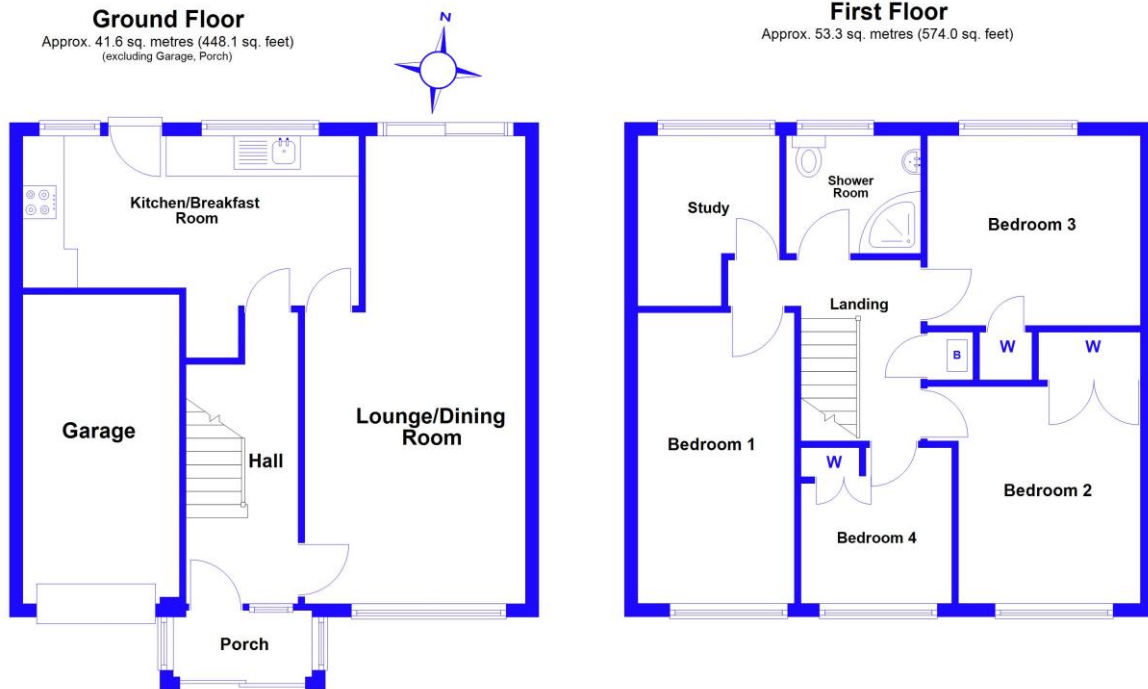
From Wellington proceed along Spring Hill and turn right into Admaston Road; follow this road for approximately 1.5 miles into the Village of Admaston and proceed straight over the crossroads into Elmsdale Crescent, follow the road around to the left and then Bostock Close is on your right hand side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

METHOD OF SALE

For Sale by Private Treaty.

WE39755.080426

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. 95.0 sq. metres (1022.2 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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3 Bostock Close, Admaston, Telford

All measurements quoted are approximate:

LOUNGE / DINER 23' 0" x 10' 9" (7.01m x 3.28m) max.

KITCHEN 16' 6" x 8' 2" (5.03m x 2.49m)

BEDROOM ONE 10' 8" x 8' 9" (3.25m x 2.67m)

BEDROOM TWO 10' 3" x 9' 3" (3.12m x 2.82m)

BEDROOM THREE 14' 4" x 7' 2" (4.37m x 2.18m)

BEDROOM FOUR 7' 9" x 7' 5" (2.36m x 2.26m)

STUDY / NURSERY 8' 4" x 7' 0" (2.54m x 2.13m)

SHOWER ROOM 6' 1" x 5' 4" (1.85m x 1.63m)

GARAGE 15' 0" x 7' 6" (4.57m x 2.29m)



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

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Email: 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.