



**Estate Agents
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50 Pemberton Road, Admaston, Telford, TF5 0BA
Offers In The Region Of £244,950

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Admaston is a much favoured residential area and is located on the northern edge of Telford, about 1½ miles from Wellington Town Centre. There is a small parade of local shops within Admaston as well as a primary school and a pub. There are High Street shops, supermarkets, Banks/Building Societies, train and bus stations within Wellington as well as secondary schools and the Princess Royal Hospital.

AN EARLY INTERNAL INSPECTION IS HIGHLY RECOMMENDED

Enclosed Porch with PVC double glazed doors into...

Hallway

Having panelled radiator and cover. Laminate flooring and useful understairs storage recess.

Lounge Diner

23'3" x 11'1" (7.1 x 3.4)

With double glazed picture bow window and front aspect. Panelled radiator. Decorative contemporary feature fire surround incorporating modern pebble effect electric fire. Coved finish to ceiling and sliding patio doors into...

Conservatory

7'6" x 7'2" (2.3 x 2.2)

Having ceramic tiled floor and uPVC double glazed windows with double doors opening to the rear garden.

Modern Kitchen

9'10" x 8'10" (3 x 2.7)

Having a range of refitted cream fronted cabinets comprising base and wall mounted cupboards and drawers with wood effect work surfaces, includes inset stainless steel sink with mixer tap. Double width Cuisinmaster cooking range having 5 ring ceramic hob. Undercounter dishwasher and space for upright fridge / freezer.

Steps down

Home Office

9'10" x 7'2" (3 x 2.2)

A useful room converted from the rear of the garage, currently used as a home office / study but may be handy as a utility or breakfast room, with panelled radiator and double glazed door opening to the garden.

Stairs from the Hallway rise to the first floor landing, having double glazed side aspect window and ceiling hatch to loft space. Built-in shelved airing cupboard.

Bedroom One

11'5" x 10'2" (3.5 x 3.1)

With built-in double width mirrored wardrobe. Panelled radiator and double glazed front aspect window.

Bedroom Two

11'1" x 9'6" (3.4 x 2.9)

Having rear aspect double glazed window and panelled radiator.

Bedroom Three

8'6" x 7'2" (2.6 x 2.2)

With radiator and double glazed front aspect window.

Refitted Bathroom

Being fully-tiled with a modern white suite comprising panelled bath having electric shower over and modesty screen. Contemporary wash hand basin with base cupboard below and close coupled WC. Chrome faced ladder radiator and double glazed window with patterned glazing.

Outside

The property is approached off Pemberton Road onto a tarmacadam surfaced driveway with a low-maintenance garden, laid to ornamental stone. Attached GARAGE (5.1m x 2.2m) having roller shutter doors, power and light. The attractive rear garden enjoys a westerly sunny aspect, laid to shaped lawn with well stocked side borders having a variety of mature shrubs, plants and specimen trees. Timber decked patio area and ornamental pond. Outside tap.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: C

EPC RATING: D (62)

TENURE: We are advised by the Vendors, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any,

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any directly impacting the property.

COAL FIELDS/MINING: Telford is a historic mining area. The vendors are not aware of any mining related issues with the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From the A442 Shawburch Roundabout, proceed west along the Shawburch Road towards Admaston. As you enter the village continue onto Station Road past the Pheasant Inn and then turn left onto Wellington Road, next right into Pemberton Road and the property can be found directly ahead after a short distance.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fittings, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

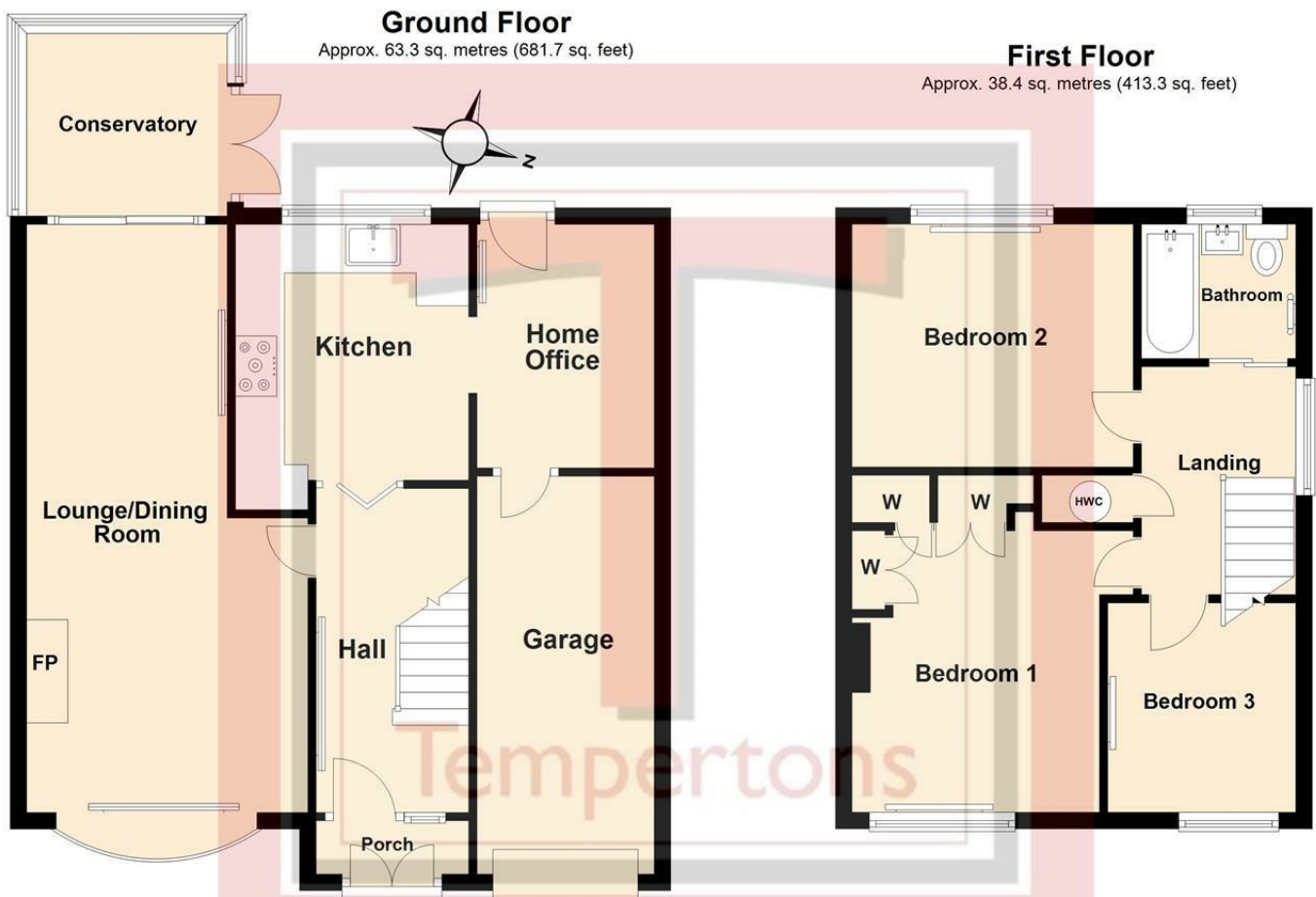
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	83
England & Wales		EU Directive 2002/91/EC



This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

50 Pemberton Road , Admaston, Telford

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.