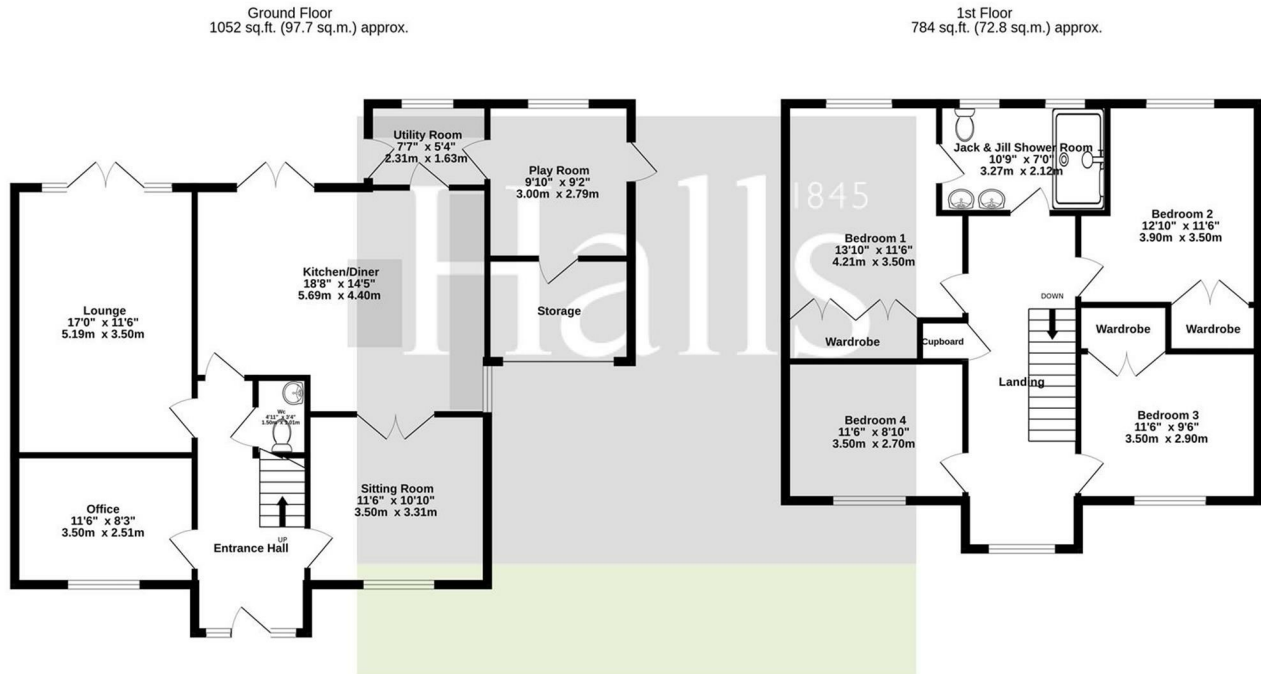


FOR SALE

27 Dalefield Drive, Admaston, Telford, TF5 0DP



TOTAL FLOOR AREA: 1835 sq.ft. (170.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FOR SALE

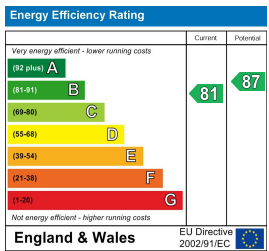
Offers in the region of £549,950

27 Dalefield Drive, Admaston, Telford, TF5 0DP

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Nestled in the charming area of Admaston, Telford, this delightful house on Dalefield Drive offers a perfect blend of comfort and convenience. With excellent transport links, you can easily access the wider region, making this property an excellent choice for those seeking a balance of tranquillity and accessibility.




01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com




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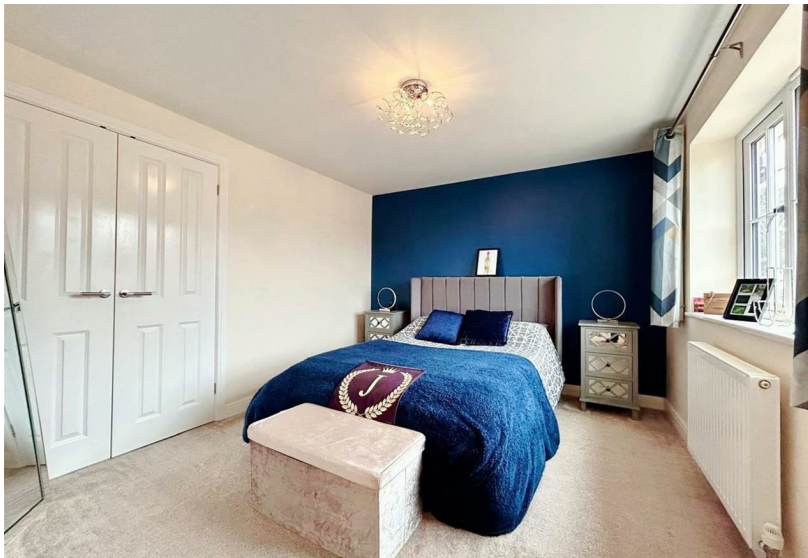
3 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Four Double Bedrooms
- Plenty of Storage
- Well-Presented Throughout
- Three Reception Rooms
- Total ft² - 1835
- Large Kitchen/Diner

DESCRIPTION

Dalefield Drive, Telford, is an impressive and spacious family home of over 1800sqft, offering modern living and comfort in a sought-after location. The property provides a fantastic open-plan kitchen and dining area, perfect for modern living. The kitchen is fully equipped, with plenty of storage and workspace, making it ideal for cooking and entertaining. The adjoining dining area provides a perfect space for family meals, while French doors open out onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

For those who prefer a bit of quiet time, the home offers a comfortable lounge and a separate sitting room, providing multiple areas for relaxation and entertainment. Additionally, the property includes an office space and a playroom—ideal for those working from home or with children. The utility room adds convenience, offering extra storage and functionality.

This delightful property boasts four generous double bedrooms (three with fitted wardrobes), providing ample space for growing families, guests, or even a dedicated home office. Each room is designed to allow natural light to flood in, creating a bright and airy atmosphere throughout the house.

A standout feature of the home is the stunning Jack and Jill bathroom, which was formerly two separate spaces—an ensuite and a bathroom. This has been thoughtfully transformed into a spacious and elegant family bathroom/en-suite to the master bedroom, offering both style and practicality.

The large garden at the back of the property provides plenty of space for outdoor activities, gardening, or simply relaxing in a private setting. Whether hosting a barbecue or enjoying a peaceful afternoon, the garden is a true highlight of this home.

LOCATION

Dalefield Drive, located in the peaceful village of Admaston, Telford, offers a tranquil yet convenient setting for families and professionals alike. Surrounded by picturesque countryside, the area provides a quiet and relaxed atmosphere while still being within easy reach of local amenities, schools, and transport links. Telford town centre is just a short drive away, offering a wide range of shops, restaurants, and leisure facilities, while the nearby road networks provide easy access to the M54, making it ideal for commuters. The village also benefits from green spaces and parks, perfect for outdoor activities and family enjoyment.

DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Road. In 0.2 miles when you come to the roundabout, take the second exit onto Spring Hill. In 310 yards, turn right onto Admaston Road. Stay on this road for 1 mile, before turning left onto Station Road. In 320 yards, turn right onto Meadow Dale Drive, and right again in 130 yards, staying on Meadow Dale Drive. In 140 yards turn right on to Dalefield Drive, where you should be able to find the property on your left in approximately 200 yards.

ROOMS

GROUND FLOOR

LOUNGE

The spacious lounge offers ample living space as well as French doors to the rear elevation.

SITTING ROOM

The sitting room is a great place to unwind with a beautiful large bay window to the front elevation.

KITCHEN/DINER

The open plan kitchen/diner offers ample worktop and storage space as well as French doors to the rear elevation.

PLAY ROOM

The play room is a versatile space with views to the rear elevation and offer access to side of the property.

OFFICE

The office is a spacious versatile room with views to the front elevation.

UTILITY

The utility provides added worktop and storage space, room for washing utilities and access to the rear garden.

W.C.

A white two-piece suite comprising of hand-wash basin and W.C.

FIRST FLOOR

BEDROOM ONE

A large double bedroom with fitted wardrobes and views to the rear elevation.

JACK AND JILL SHOWER ROOM

The expansive jack and jill shower room offers a large walk in shower, two hand-wash basins and a W.C.

BEDROOM TWO

A spacious double bedroom with fitted wardrobe space and views to the rear aspect.

BEDROOM THREE

A double bedroom with fitted wardrobes and views to the front elevation.

BEDROOM FOUR

A further double bedroom with views to the front elevation.

EXTERNAL

FORMER GARAGE/STORAGE

A practical space for added storage with an up and over door.

GARDEN

Offering both grassed and patio area the large garden is perfect for entertaining or relaxing.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band F.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.