



SCEPTRE HOUSE

4 SHAWBIRCH ROAD | ADMASTON | TF5 0AD





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Telford Town Centre 8 miles | Newport 10 miles | Shrewsbury 14 miles | Birmingham 38 miles
(all mileages are approximate)

A BEAUTIFULLY REFURBISHED PERIOD DETACHED HOME

Stunning Period Property
Sought-After Location
Private Gardens
Garage and Large Driveway
Versatile Accommodation



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Viewing is strictly by appointment with the selling agents



GENERAL REMARKS

A beautifully refurbished period detached home in the sought-after village of Admaston, offering spacious and versatile accommodation ideal for family living. Features include multiple reception rooms, a spacious breakfast kitchen with French doors to the garden, utility room and cellar. Four bedrooms including two en-suites and a family bathroom. Ample driveway parking, integral garage, additional outdoor storage and attractive mature gardens with a private walled rear garden.

SITUATION

Situated within one of Admaston's most established and sought-after areas, the property enjoys a setting that balances village surroundings with everyday convenience of local amenities and gastro style pub & restaurant.

Wellington is approximately 1.5 miles away and provides a comprehensive selection of shops, supermarkets and a traditional market, along with a railway station and further amenities. For commuters, Junction 7 of the M54 is easily accessible, offering straightforward links east towards Telford and the wider West Midlands conurbation, and west towards Shrewsbury.

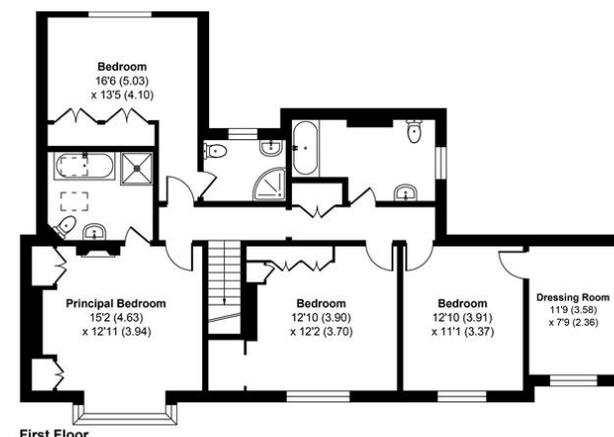
Altogether, the location offers the appeal of village living without compromising on connectivity.

PROPERTY

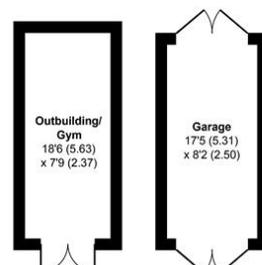
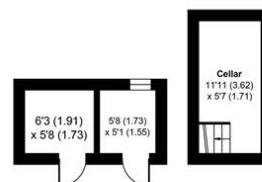
Situated in the well-established and highly regarded village of Admaston, this recently refurbished period detached home combines character, space and practicality in a way that suits modern family life.

The property retains a number of original features, thoughtfully balanced with contemporary updates throughout. A spacious reception hall sets the tone, leading to a choice of reception rooms that offer genuine flexibility. The formal lounge and dining room provide ideal spaces for entertaining, while a separate sitting

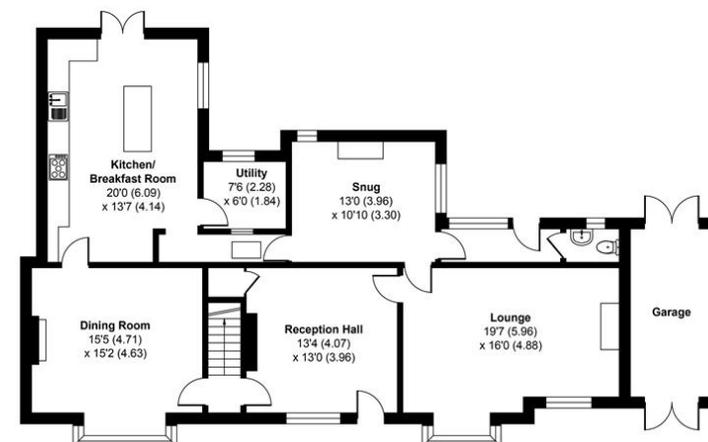
room creates a more relaxed setting - equally suited to everyday family use, a playroom or a home office. The breakfast kitchen is fitted with modern integral appliances and designed to be the hub of the home, with French doors opening directly onto the rear garden. It's a layout that works just as well for busy weekday mornings as it does for informal gatherings. A separate utility room and cellar add valuable practical space, helping to keep day-to-day life organised.



First Floor



OUTBUILDINGS GARAGE



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.





GARDENS

Externally, the property continues to impress. A gravelled driveway provides ample parking and leads to the integral garage with double front and rear doors, along with an additional outdoor storage unit.

The generous gardens are a particular feature with extensive lawn, mature trees and established borders creating a setting that feels both private and well-established.

To the rear, a walled garden with a full-width paved patio offers an ideal space for outdoor dining and entertaining, with steps leading up to a further lawned area. Two brick outbuildings add useful additional storage or potential for further use.

Altogether, this is a substantial and characterful home in a sought-after village location, offering the space and flexibility that modern family living demands.

SCHOOLING

Sceptre House is well positioned for a wide range of well-regarded schooling options, making it particularly attractive for families. Nearby primary schools include Dothill Primary School, St Peter's Bratton Church of England Academy and Wrekin View Primary School. For secondary education, the area is served by Charlton School and Ercall Wood Academy. The property is also within convenient reach of the highly regarded Haberdashers' Adams Grammar School and Newport Girls' High School in nearby Newport, both selective grammar schools accessed via the 11+ entrance examination. In addition, the independent schools Wrekin College and The Old Hall School are located a short drive away, providing excellent private education options for all age groups.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, mains electric, mains drainage and mains gas.

LOCAL AUTHORITY

Telford & Wrekin Council

COUNCIL TAX

Council Tax Band – F



BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



