



Helping *you* move



25 Ellis Peters Drive, Aqueduct

An extremely well presented and maintained Four Bedroom Detached House with integral Garage and conveniently located for a range of neighbourhood amenities and education facilities.

Offers Over
£300,000

25 Ellis Peters Drive, Aqueduct, Telford, TF3 1AW

Overview

- Detached House
- Lounge / Dining Room
- Fitted Kitchen
- Utility Area, Cloakroom
- Master Bedroom with En-suite
- Three further Bedrooms
- Bathroom
- Garage, Driveway Parking
- Double Glazing, Gas CH
- Gardens to front & rear
- EPC tbc Council Tax D



Location

Situated in the established residential locality of Aqueduct convenient for the local Primary and Senior Schools within the District. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

This well presented Detached House provides neatly maintained accommodation ideal for the growing family. Entering into the Hall with stairs to first floor, Cloakroom with two piece suite and door into the fitted Kitchen comprising a range of grey, high gloss fronted drawers, base and wall mounted units with complementary working surfaces over, integral sink unit, dishwasher, oven, hob and extractor; an archway leads into the Utility Room with space for an upright fridge / freezer, working surface with slimline cupboard and provision for washing machine, boiler cupboard and door providing external side access. The Lounge / Dining Room is located to the rear and has a window and French doors to the rear, attractive feature fire surround with modern electric fire.



Stairs ascend to the first floor Landing with cupboard and access to loft space. The Master Bedroom overlooks the front and a door provides access into the refitted En-Suite with modern white three piece suite. There are three further Bedrooms and a main Bathroom with white three piece suite. Internally the accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a double width tarmacadam driveway leading to the integral garage; adjacent lawned garden. The rear garden has a full width patio area with picket fencing and gate edging access to the lawn with adjacent gravelled area and hard standing for a shed; side pedestrian gate provides access to the front.



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.

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 the Dawley Road to the Heath Hill roundabout take the 3rd exit into Springhill Road which then joins into Finger Road, at the mini roundabout continue straight ahead into Southall Road and then take the left turn (still Southall Road) towards Aqueduct. Take the first turning left into Ellis Peters Drive and at the T junction turn left and no.25 will be found a short way along on the left hand side.

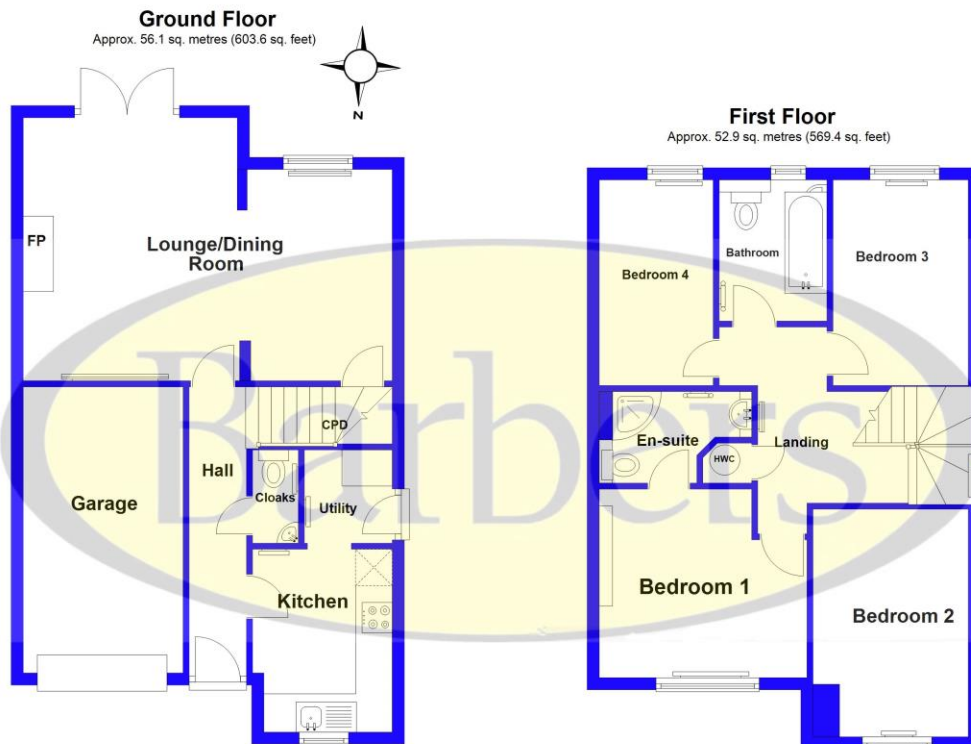
METHOD OF SALE

For Sale by Private Treaty.

WE31141.070623

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.



Total area: approx. 109.0 sq. metres (1173.0 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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25 Ellis Peters Drive, Telford

All measurements quoted are approximate:

LOUNGE 14' 3" x 11' 6" (4.34m x 3.51m)

DINING ROOM 10' 7" x 7' 6" (3.23m x 2.29m)

KITCHEN 9' 8" x 7' 6" (2.95m x 2.29m)

UTILITY ROOM 5' 3" x 5' 0" (1.6m x 1.52m)

CLOAKROOM 5' 1" x 2' 5" (1.55m x 0.74m)

BEDROOM ONE 11' 2" x 10' 2" (3.4m x 3.1m)

EN-SUITE 7' 3" x 3' 0" (2.21m x 0.91m)

BEDROOM TWO 12' 4" x 8' 3" (3.76m x 2.51m)

BEDROOM THREE 11' 1" x 7' 2" (3.38m x 2.18m)

BEDROOM FOUR 10' 9" x 6' 1" (3.28m x 1.85m)

BATHROOM 7' 8" x 5' 8" (2.34m x 1.73m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request

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.