



Helping *you* move



7 Earls Drive, Aqueduct

This semi-detached house offers spacious two bedroom accommodation set on a larger than average plot, on a small cul-de-sac tributary and is available with NO UPWARD CHAIN.

Asking Price of
£170,000

7 Earls Drive, Aqueduct, Telford, TF4 3SR

Overview

- Semi-Detached House
- No Upward Chain
- Front Aspect Lounge
- Full Width Kitchen / Diner
- Two Generous Bedrooms
- Bathroom
- Private Aspect Rear Garden
- Driveway Parking
- Freehold
- EPC C. Council Tax B
- Double Glazing, Gas CH



Location

Situated in the established residential locality of Aqueduct, the property is served by a range of neighbourhood amenities including a Primary School. Madeley Academy is just a short distance away. The modern range of shopping and leisure facilities available at Telford Town Centre is approximately three miles distant.

Brief Description

This semi-detached house is entered via a small reception Hall with stairs to the first floor and door off into the Lounge with front aspect window and door into the Kitchen / Diner.

To the Kitchen is a good range of fitted wooden fronted base and wall mounted units, complementary working surfaces and contrasting tiling. Space for free-standing cooker. Space and plumbing provision for washing machine and space for upright fridge freezer. To the Dining area is a useful under stairs storage cupboard and courtesy door to the garden.



Stairs rise to the first floor Landing with window to the side and access hatch to loft space. Bedroom One overlooks the front with stair-head cupboard housing the hot water cylinder and built-in double wardrobe adjacent. The second bedroom has a rear aspect and the first floor is completed by the family bathroom with white three piece suite.

Externally, the property is approached over a tarmac driveway providing parking for several vehicles. The front and rear gardens are both mostly laid to lawn with the rear garden having a full width patio and timber shed.



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 B.

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 Telford Town Centre proceed in a southerly direction along the Queensway A442. At the Castlefields roundabout turn right into Castlefields Way and then take the second right into Gittens Drive. Take the first right into Viscount Avenue and then second right into Earls Drive - the property will be found down a short tributary on the left hand side.

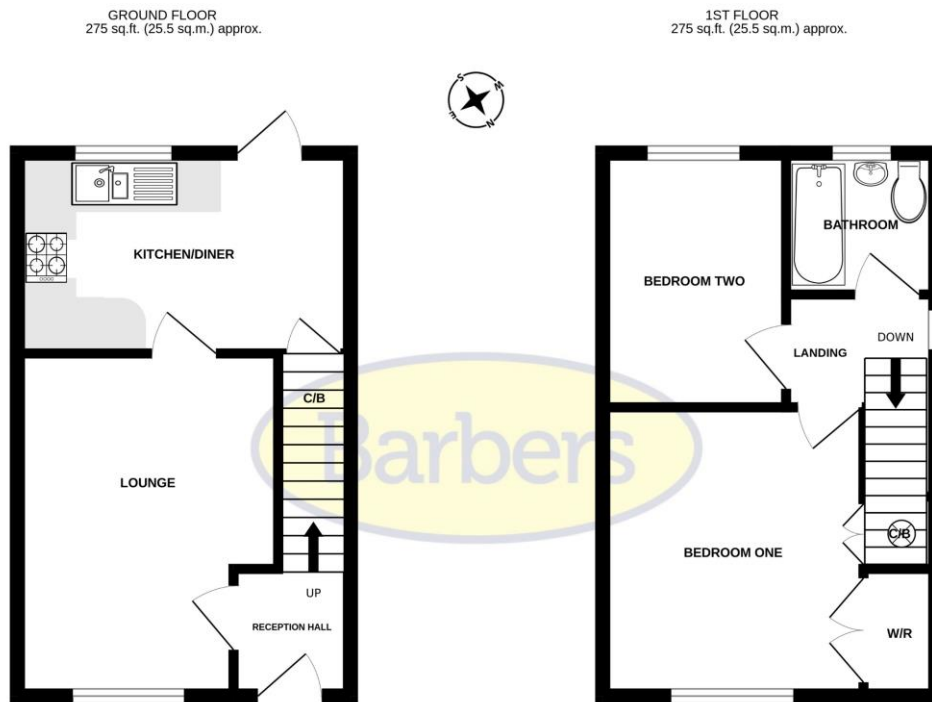
METHOD OF SALE

For Sale by Private Treaty.

WE33853.030823

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 FLOOR AREA : 550 sq.ft. (51.1 sq.m.) approx.
Made with Metroplan ©2023

All measurements quoted are approximate:

LOUNGE 13' 3" x 10' 1" max (8' 3" min) (4.04m x 3.07m)

KITCHEN / DINER 13' 2" x 7' 9" (4.01m x 2.36m)

BEDROOM ONE 11' 3" x 10' 1" (3.43m x 3.07m)

BEDROOM TWO 10' 0" x 7' 0" (3.05m x 2.13m)

BATHROOM 5' 9" x 5' 5" (1.75m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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.