



Helping *you* move



## The Gables, Southall Road, Aqueduct

A substantially extended, modernised and well presented four bedroomed detached house with spacious accommodation over three floors, attached double garage, off road parking and fully enclosed rear garden, conveniently located for a range of neighbourhood amenities and education facilities.

Offers in the Region of

**£420,000**

# The Gables, Southall Road, Aqueduct, Telford, TF3 1EQ

## Overview

- Substantial detached house
- Full depth lounge with log burner
- Spacious family dining kitchen
- Study, cloakroom, laundry
- Conservatory
- All four bedrooms large doubles
- One bedroom with shower area
- Family bathroom to first floor
- Shower room to second floor
- Double garage, driveway parking
- Double Glazing, Gas CH
- Gardens to front & rear
- Freehold; EPC C; Council Tax E



## Location

Situated in a quiet cul-de-sac in the established residential locality of Aqueduct, the home is convenient for the local Primary and Senior Schools within the District. The UNESCO World Heritage site of Ironbridge Gorge is approximately 2.5 miles distant. 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 beautifully modernised, spacious and substantially extended four bedroomed detached house is ideal for a growing family, or for those who enjoy entertaining.

In brief, the property is entered via a front aspect door which opens into a good sized reception hallway with oak floors. To the left is the full depth lounge which has a dual aspect (window to the front and patio doors to the rear) and wood burner set into an inglenook fireplace. To the right, off the hallway are the refitted cloakroom/WC and second reception room, currently used as a study. To the rear of the property is a large open plan family dining kitchen with breakfast bar and plenty of space for dining and sofa etc. Patio doors open into the conservatory which provides additional seating space to enjoy the garden. Off the kitchen is a useful laundry which also provides access to the double garage.

Stairs ascend to the first floor landing with fitted cupboards to one wall. Two large double



bedrooms are located to either side of the landing, one having a raised shower area. A modern family bathroom is furnished with both a bath and double width shower. Stairs from the landing ascend to the second floor, with the landing having a full height window to enjoy views over the garden to the rear. Two further, large double bedrooms both have patio doors with 'Juliet' balconies, served by a spacious modern shower room.

Externally, the property is approached over a tarmac driveway leading to the attached garage; adjacent ornamental stone area provides additional parking space if required. The fully enclosed southerly facing rear garden is a most delightful aspect of the property, having been landscaped to provide a variety of areas, including a raised decked patio seating space, children's play area and generous lawn. Wooden arbours provide focal areas to the garden with one protecting a large fish pond.



#### 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 E

#### 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.

#### AGENTS' NOTE

In line with the Consumer Protection from Unfair Trading Regulations, we need to declare that the property is situated with approximately 10m of an electrical substation

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto: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 becomes 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 right, to remain on the old Southall Road, bearing left at the fork with Malory Drive, to continue on the unadopted old part of Southall Road. The property will be found at the end of the road, the first property of three within the cul-de-sac tributary.

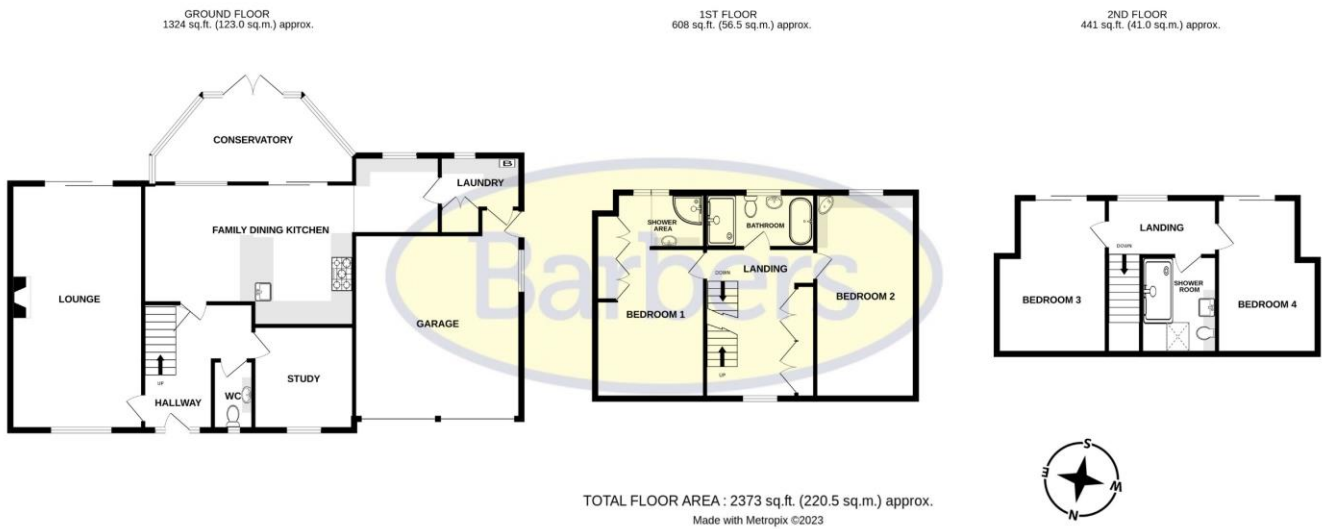
#### METHOD OF SALE

For Sale by Private Treaty.

WE32807.020923

#### 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.



All measurements quoted are approximate:

**LOUNGE** 23' 9" x 12' 9" (7.24m x 3.89m)

**STUDY** 10' 0" x 9' 8" (3.05m x 2.95m)

**CLOAKROOM/WC** 7' 0" x 3' 6" (2.13m x 1.07m)

**FAMILY DINING KITCHEN** 29' 8" max x 13' 4" max (9.04m x 4.06m)

**CONSERVATORY** 19' 5" max x 8' 7" max (5.92m x 2.62m)

**LAUNDRY** 7' 5" x 4' 9" max (2.26m x 1.45m)

**BEDROOM ONE** 19' 10" max x 12' 8" max (6.05m x 3.86m)

**BEDROOM TWO** 19' 10" x 9' 8" (6.05m x 2.95m)

**FAMILY BATHROOM** 10' 9" x 5' 4" (3.28m x 1.63m)

**BEDROOM THREE** 15' 0" x 12' 5" max (4.57m x 3.78m)

**BEDROOM FOUR** 15' 0" x 9' 5" max (4.57m x 2.87m)

**SHOWER ROOM** 8' 7" (reduced head height) x 7' 4" (2.62m x 2.24m)

**DOUBLE GARAGE** 17' 9" min x 16' 1" (5.41m x 4.9m)

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

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto: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.