



Helping *you* move



27 Wentworth Drive, Aqueduct

With an attractive wooded aspect directly to the front, this nicely presented Four Bedroom Detached House offers well presented accommodation throughout for the growing family.

Offers in the Region of

£245,000

27 Wentworth Drive, Aqueduct, Telford, TF4 3SJ.

Overview

- Detached House
- Lounge with wood burner
- Attractive Kitchen / Diner
- Utility Area, Cloakroom
- Principal Bedroom with En-suite
- Three further Bedrooms
- Refitted Shower Room
- Established Gardens
- Gas Central Heating
- Double Glazing
- EPC D, Council Tax C



Location

Overlooking a wooded area directly to the fore with walks through the coppice leading to the local pools of The Dandy and Castle Pool, 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

The property is approached over stepping stones ascending to the Entrance Door opening into a small Reception Hall with stairs ascending to the first floor Landing. A door opens into the Lounge with bow window to the front and Inglenook housing a wood burning stove; opening leads to the attractive Kitchen / Dining Room - generously proportioned to provide a range of drawers, base and wall mounted units with complementary working surfaces with inset 1.5 stainless steel sink unit, space for an upright fridge / freezer; integrated eye level double oven, five ring gas hob with extractor over, dishwasher and breakfast bar area. There are four windows in total giving the room a light and airy feel, door providing external access and door opening into a Utility area with provision for two appliances, wall mounted boiler and door into the Cloakroom with two piece suite.



Stairs ascend to the first floor Landing with door off immediately to the left into the principal Bedroom with window to the front and door into an En-suite Bathroom with three piece suite. The main Shower Room has a refitted white suite with double shower cubicle. There are three additional Bedrooms. The property benefits from gas central heating and double glazing. The former garage is reduced in size and provides a storage area with up-and-over door.

Externally, the property has a sloping single driveway with gravel and stepping stones to the entrance door and adjacent lawned garden. Side pedestrian gated access leads into the rear garden with patio area, decked area, lawned garden and steps up to a further low maintenance garden area.



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 C

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, take the A4169 Queens way heading south towards Ironbridge. At the Castlefields roundabout take the third exit onto Majestic Way, followed by the second left into Wentworth Drive, follow the road to the very end and the property will be found along on the last tributary road on the left.

METHOD OF SALE

For Sale by Private Treaty.

WE34712.181223

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.

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.
Made with Metropix ©2023

All measurements quoted are approximate:

LOUNGE 14' 9" x 10' 10" (4.5m x 3.3m)

KITCHEN 15' 0" x 8' 3" (4.57m x 2.51m)

DINING AREA 13' 9" x 7' 5" (4.19m x 2.26m)

UTILITY ROOM 4' 9" x 4' 1" (1.45m x 1.24m)

CLOAKS 4' 8" x 2' 11" (1.42m x 0.89m)

BEDROOM ONE 18' 0" x 7' 6" (5.49m x 2.29m)

EN-SUITE 7' 5" x 5' 6" (2.26m x 1.68m)

BEDROOM TWO 12' 5" x 8' 6" (3.78m x 2.59m)

BEDROOM THREE 11' 2" x 6' 4" (3.4m x 1.93m)

BEDROOM FOUR 8' 5" x 8' 1" (2.57m x 2.46m)

SHOWER ROOM 5' 10" x 5' 5" (1.78m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 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

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.