



Helping *you* move



162 Majestic Way, Aqueduct

This very well presented detached family home offers spacious four bedroomed accommodation with garage and driveway parking, an attractive garden to the rear and is ideally situated for local schools and amenities. An early viewing is highly recommended.

Offers Over

£318,000

162 Majestic Way, Aqueduct, Telford, TF4 3SB

Overview

- Extended 4 Bedroomed House
- Front Aspect Lounge
- Full Width Kitchen / Diner
- Conservatory, Utility Room
- Ground Floor Cloakroom
- Master En-Suite Bedroom
- Refitted Family Bathroom
- Fully Enclosed Rear Garden
- Garage and Driveway Parking
- Freehold
- EPC D. Council Tax D
- 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 extended, well presented property has been exceptionally well looked after since the current owners purchased it, and has the benefit of replacement windows and doors throughout, and a replacement conservatory, installed in 2016. Internally, the accommodation briefly comprises an entrance hall with stairs to the first floor landing, a front aspect lounge with bay window and modern feature fire place housing a coal effect gas fire. The rear aspect lounge diner boasts a comprehensive range of fitted units with integrated fridge, gas hob and mid-level oven. There is ample space for a large dining table and the room is complemented by an attached utility room with cloaks/WC. A large conservatory sits to the rear of the kitchen/diner, providing a space to enjoy the garden throughout the year, regardless of the weather. To the first floor are three double bedrooms (one being en-suite) and a large single



bedroom, currently used as a study. The family bathroom has been refitted with a modern white suite, including a generous P shaped bath with shower over. The master en-suite shower room has also been refitted with a contemporary white suite. The property boasts plenty of built-in storage cupboards and wardrobes throughout, a must for any family.

Externally, the front garden is laid to the open plan design, with specimen trees set into the lawn. The block paved driveway provides parking for at least four vehicles and leads to the integral garage, which has an up/over door, power and light, as well as a courtesy door into the utility room.

The fully enclosed rear garden features several patio seating spaces, to enjoy the sunshine at different times of the day, a timber shed and established planting.



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 (currently £1,878.74 for 2023/24).

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 NOTES

This property is of standard construction.

VIEWING

Strictly by arrangement with the Agents' office at 1 Church Street, Wellington, Telford 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 (which then becomes the A4169). At the Castlefields roundabout, take the third exit onto Majestic Way, where the property will be found, after a short distance, on the right hand side.

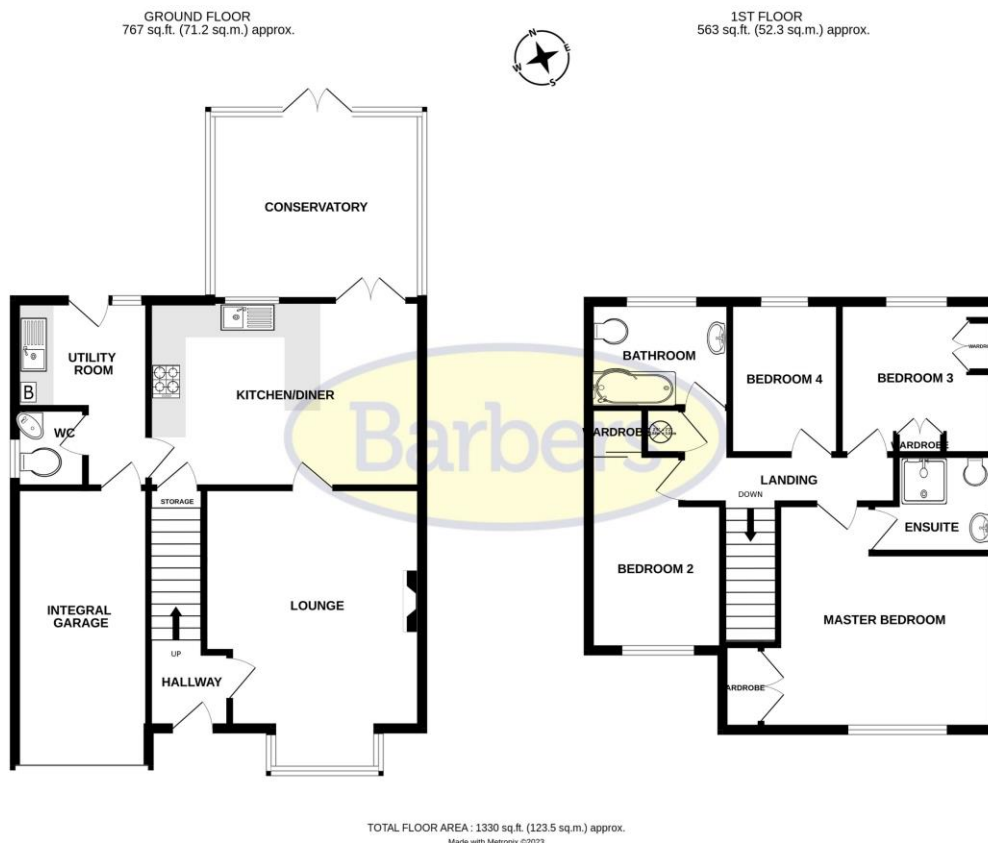
METHOD OF SALE

For Sale by Private Treaty.

Ref: WE34588.201223

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** 14' 0" (16' 3" into bay) x 12' 6" max (4.27m x 3.81m)
- KITCHEN DINER** 16' 1" x 10' 9" (4.9m x 3.28m)
- CONSERVATORY** 12' 6" x 11' 1" (3.81m x 3.38m)
- UTILITY ROOM** 7' 9" x 6' 4" (useable space) (2.36m x 1.93m)
- CLOAKS/WC** 4' 3" x 4' 2" (1.3m x 1.27m)
- MASTER BEDROOM** 13' 9" max (13' 0" min) x 9' 4" min (12' 9" max) (4.19m x 2.84m)
- EN-SUITE SHOWER ROOM** 6' 4" max x 6' 3" (1.93m x 1.91m)
- BEDROOM TWO** 11' 3" max x 7' 9" max (3.43m x 2.36m)
- BEDROOM THREE** 9' 2" x 8' 9" (2.79m x 2.67m)
- BEDROOM FOUR** 8' 9" x 6' 7" (2.67m x 2.01m)
- FAMILY BATHROOM** 7' 8" x 6' 8" (2.34m x 2.03m)
- GARAGE** 16' 4" x 8' 1" (4.98m x 2.46m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 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

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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.