



Helping *you* move



## 13 Bostock Crescent, Aqueduct

This very well presented semi-detached bungalow offers spacious two bedroomed accommodation with driveway parking and an attractive low maintenance garden to the rear. Benefits from fitted wardrobes and log burner as well as plenty of built-in storage. An early viewing is highly recommended.

**£229,500**  
Region

# 13 Bostock Crescent, Aqueduct, Telford, TF3 1BU

## Overview

- Well Presented Accommodation
- Large Lounge with Log Burner
- Modern Fitted Kitchen
- Spacious Conservatory
- Converted Garage (Utility Space)
- Two Bedrooms, one with Fitted Wardrobes
- Fully Enclosed Rear Garden
- Block Paved Driveway Parking
- Freehold
- EPC D. Council Tax B
- Double Glazing, Gas CH



## Location

Situated back from the road on this sought after cul-de-sac, the property is located close to the Silkin Way a beautiful walking trail leading to Telford Town Park. Aqueduct is an established locality, convenient for the local Primary and Senior Schools within the District, local shops and amenities. A wider range of shopping and leisure facilities available at Telford Town Centre is easily accessed from here, approximately three miles distant.

## Brief Description

This 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, a converted garage providing a large utility space and substantial conservatory.

The property is entered from the side, with a door opening from a storm porch into the ceramic tiled hallway, off which are both bedrooms, lounge and shower room. The lounge is a generous room with front aspect window and fireplace with inset log burner. The principal bedroom has been finished with a range of fitted wardrobes and drawers, ensuring that maximum use is made of the space whilst retaining clean lines and a feeling of airiness throughout. The fully tiled shower room is finished with a modern suite including a walk-in shower with both rainfall and hand held shower heads, wash basin in floating vanity unit and close coupled WC.

To the rear of the lounge is the modern fitted kitchen, featuring a range of matt fronted units of base and wall mounted cupboards and drawers



with contrasting worktops and matching splashbacks. There is an integrated dishwasher, fridge/freezer, fan assisted oven and separate ceramic hob over. Spanning both the main bedroom and the kitchen is the large conservatory, featuring a heat retaining glass roof and two radiators, a great space to enjoy the garden throughout the year. The current owners have converted the garage into a useful utility space, with courtesy doors to front and rear. There is ample room for storage, desk area etc, alongside the range of built in cupboards, having space and plumbing provision for washing machine/tumble drier etc below. Externally, the front garden is mainly laid to block paving, providing parking for several vehicles, with adjacent tiered gravelled area for low maintenance. The fully enclosed rear garden feels to be a very private space, predominantly laid to an attractive porcelain tiled patio entertaining area, surrounded by established raised beds.



#### 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 (currently £1,533.12 for 2024/25).

#### 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### AGENTS NOTES

This property is of standard construction. We are advised that the garage conversion into a utility area did not require Building Regulation sign off. Solicitors to confirm.

#### 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 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 second turning right into Aqueduct Road, then take the first left into Bostock Crescent, where the property will be found on the left hand side.

#### METHOD OF SALE

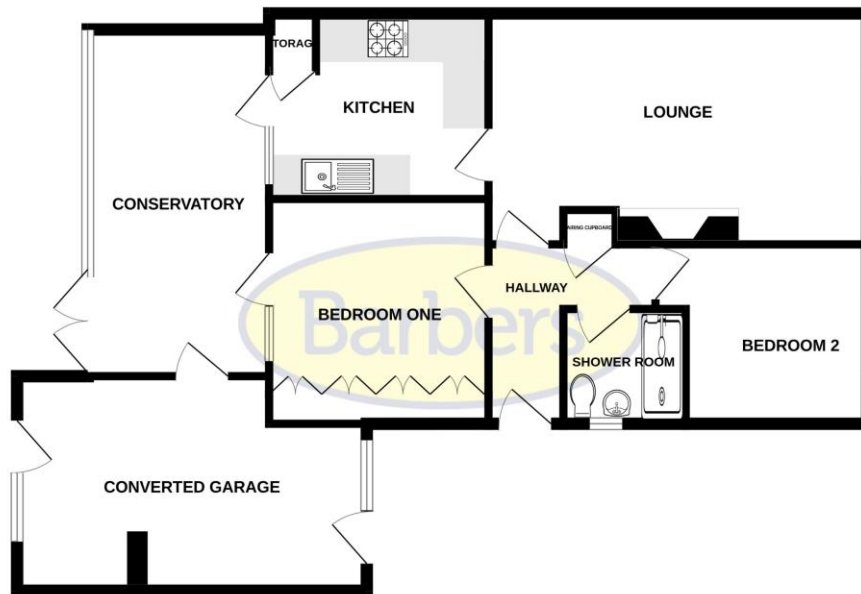
For Sale by Private Treaty.

Ref: WE35211.250324

#### 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



Made with Metropix ©2024



All measurements quoted are approximate:

**LOUNGE** 18' 11" x 11' 0" (9'3" min) (5.77m x 3.35m)

**KITCHEN** 10' 4" x 8' 7" (3.15m x 2.62m)

**BEDROOM ONE** 10' 4" x 8' 7" (to wardrobe fronts) (3.15m x 2.62m)

**BEDROOM TWO** 8' 6" x 7' 8" max (5'8" min) (2.59m x 2.34m)

**SHOWER ROOM** 5' 9" x 5' 5" (1.75m x 1.65m)

**CONSERVATORY** 15' 5" x 8' 7" (4.7m x 2.62m)

**CONVERTED GARAGE / UTILITY** 16' 8" x 10' 3" (5.08m x 3.12m)

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

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.