



Helping *you* move



42 Beedles Close, Aqueduct

This semi-detached house offers spacious two bedroomed accommodation set on a larger than average plot, on this popular cul-de-sac. It is ideal as an investment property, being available with NO UPWARD CHAIN.

£170,000

Offer in the Region

42 Beedles Close, Aqueduct, Telford, TF4 3SH

Overview

- Tenants in situ
- Semi-Detached House
- No Upward Chain
- Front Aspect Lounge
- Full Width Kitchen / Diner
- Conservatory
- Two Generous Bedrooms
- Bathroom
- Private Aspect Rear Garden
- Driveway Parking
- Freehold. EPC D. 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.

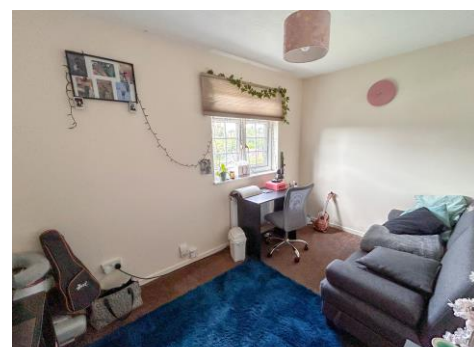
Brief Description

This semi-detached house is entered from the front, directly into the full width lounge, with feature fireplace. Stairs rise from this room to the first floor. Beyond the lounge is the full width kitchen, fitted with a comprehensive range of pale wood effect fronted base and wall mounted units, complementary working surfaces having inset double sink and drainer unit, and contrasting tiling. There is an integrated fan assisted oven with gas hob over having a stainless steel chimney style extractor hood above. Space and plumbing provision for washing machine and space for upright fridge freezer. Door and window into the conservatory, a lovely space to enjoy the garden, with power and light.



The first floor comprises two full width double bedrooms and bathroom. Bedroom One overlooks the rear garden, whilst the second bedroom has a front aspect with the family bathroom being fully tiled, having a side aspect window and white three piece suite with shower over the bath. The gas combi boiler is located to the overstairs linen cupboard, accessed from the bathroom.

Externally, the property is approached over a driveway providing tandem parking for two vehicles. The front garden is open plan, laid to well maintained lawn with a tarmac pathway to the front door. The fully enclosed rear garden enjoys a very private feel, with a flagged patio area and raised lawn having timber fenced boundary and established hedge borders.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. The property currently has tenants in situ, and a landlord purchaser would be preferred, however, vacant possession may be given upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band B (currently £1,533.12 for the year 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/>

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 left into Beedles Close, bearing right at the fork and then right again into the cul-de-sac tributary. The property will be found after a short distance on the left hand side.

METHOD OF SALE

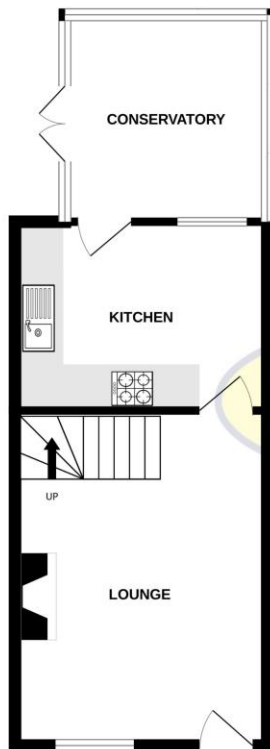
For Sale by Private Treaty

WE36094.010824

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
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.0 sq.m.) approx.
Made with Metropix C2024



All measurements quoted are approximate:

LOUNGE 15' 10" max x 11' 10" (4.83m x 3.61m)

KITCHEN 11' 10" x 8' 10" (3.61m x 2.69m)

CONSERVATORY 9' 9" x 8' 11" (2.97m x 2.72m)

BEDROOM ONE 11' 10" x 8' 10" (3.61m x 2.69m)

BEDROOM TWO 11' 11" x 7' 5" min (3.63m x 2.26m)

BATHROOM 8' 9" x 4' 6" (2.67m x 1.37m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 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

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.