



Helping *you* move



## 27 Cuckoos Rest, Aqueduct

This ground floor apartment offers spacious two bedroomed accommodation with enclosed garden, on this popular cul-de-sac. It is ideal as an investment property, being available with NO UPWARD CHAIN.

Offers Over

**£115,000**

# 27 Cuckoos Rest, Aqueduct, Telford, TF4 3TQ

## Overview

- Tenant in Situ
- Ground Floor Apartment
- No Upward Chain
- Front Aspect Lounge
- Full Width Kitchen / Diner
- Conservatory
- Two Generous Bedrooms
- Bathroom
- Private Aspect Rear Garden
- Driveway Parking
- Freehold. EPC C. 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 two bedroomed ground floor apartment is spacious, with well designed accommodation. Entered from the front, the generous dining lounge has dual aspect, with plenty of room for both relaxation and for eating/entertaining. Off the lounge is the second bedroom, again with dual aspect, having French style patio doors opening to the garden. This room also benefits from a built-in wardrobe / storage cupboard. An inner hall continues from the lounge to provide access to the remaining rooms. The kitchen is fitted with a range of white fronted units of cupboards and drawers, with plenty of working surfaces and tiled splashbacks. There is space and plumbing provision for a washing



machine, space for freestanding cooker and upright fridge freezer. Bedroom one has a front aspect with further built-in wardrobe. The family bathroom has a rear aspect with shower over the bath. A further storage cupboard houses the gas boiler.

Externally, the property has a fully enclosed rear garden, laid for low maintenance with flagged patio seating areas and ornamental gravel (currently covered with artificial lawn for use as a play area). A timber gate opens to the side of the property.

There are two allocated parking spaces to the dedicated parking area to the end of the block.



#### TENURE

We are advised that the property is Leasehold (125 years from 0702.2020 – 120 years remaining) and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. The property currently has a tenant in situ, and a landlord purchaser would be preferred, however, vacant possession may be given upon completion. The ground rent is £50 every six months with the annual maintenance charge being £263.26 pa.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band A (currently £1,314.11 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](mailto: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 second left into Coniston Court, then right into Chainmakers Gate. Cuckoos Rest is found on the right hand side, with the property located right hand side.

#### METHOD OF SALE

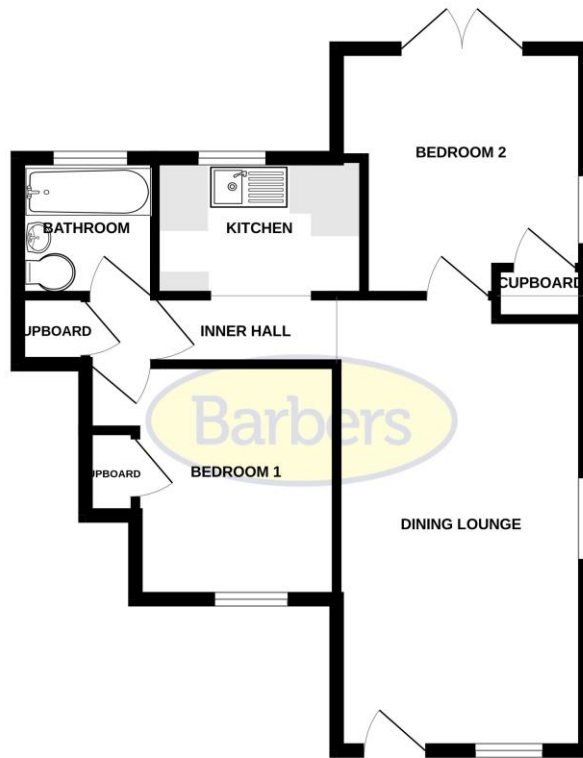
For Sale by Private Treaty

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  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA - 490 sq.ft. (45.5 sq.m.) approx.  
Made with Metropix G2024

All measurements quoted are approximate:

**DINING LOUNGE** 18' 3" x 10' 3" (5.56m x 3.12m)

**KITCHEN** 8' 6" x 5' 8" (2.59m x 1.73m)

**BEDROOM ONE** 9' 2" x 7' 7" (2.79m x 2.31m)

**BEDROOM TWO** 10' 3" x 8' 10" (3.12m x 2.69m)

**BATHROOM** 5' 8" x 5' 6" (1.73m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	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

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.