

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT  
27 Pageant Drive, Aqueduct, Telford, Shropshire, TF4 3RQ



Offers Over  
£95,000

An Excellently presented Two Bedroom Maisonette offering versatile accommodation Providing approximately 76.3 sq metres ( 820.9 sq feet ) of living space Located within the well established residential area of Aqueduct

Comprising: Stairway leading to first floor, spacious lounge / dining room, kitchen, bedroom, stairs leading to second floor: bedroom, bathroom, gas central heating and double glazing Communal parking area, walking distance to the nearby Castle, Dandy and Wide water pools ideal for walks, cycling and fishing, small local shop, excellent access for the A442 and local main road network.

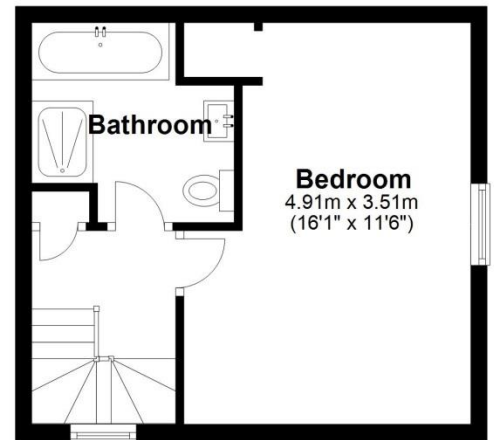


**Sales**  
**01952 641111**

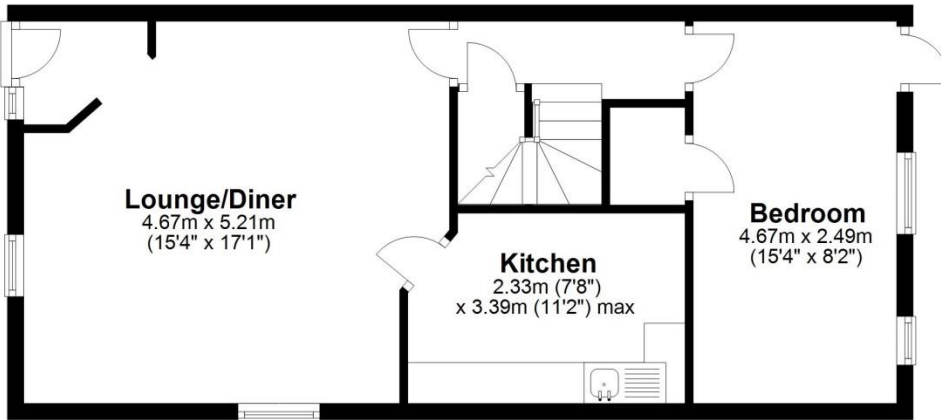
email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordstateagent.co.uk](http://www.telfordstateagent.co.uk)

**Lettings**  
**01952 505505**

Approx. 26.4 sq. metres (283.9 sq. feet)



Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 76.3 sq. metres (820.9 sq. feet)

For illustrative purposes only. Not to scale  
Prepared by Shropshire Property Professionals  
Tel: 07817 773 526 - [www.spp-property.co.uk](http://www.spp-property.co.uk)  
Plan produced using PlanUp.

<b>Tenure</b>	We are advised by the vendor that the property is Leasehold 125 Years from 1st April 1989
<b>Council Tax</b>	Band A
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<b>Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.</b>
<b>Viewing Arrangements</b>	<b>by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.</b>

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 11 August 2023

