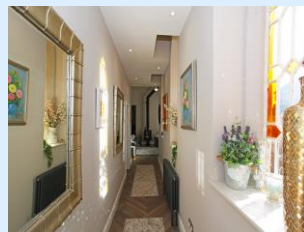


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

St Pauls, Aqueduct Road, Aqueduct, Telford, Shropshire, TF3 1BX



£475,000

Wonderfully unique, quintessential and a truly beautiful character rich Three Bedroom Property St Pauls has been converted with a wealth of charm amazingly blending many of the original features with modern living style. Providing approximately 194.3 sq metres (2091.8 sq ft) of versatile elegant living space. Situated within a highly sought after area, a short walk 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. Local schools include the Aqueduct Primary school, Southall school, The Telford Langley School and the Madeley Academy.

Ground floor: Reception area opening into a long hallway with stunning natural light that provides a pure reflection of the stained glass windows on the opposite wall, open plan modern kitchen with many features including wine cooler, double oven and centre island, expansive open plan lounge area with log burning stove, open dining area, study room and utility room. Excellently sized ground floor bedroom with boutique style en-suite shower room. Glass balustrade stairs rising to two separate first floor landing areas with exposed wooden beams. First floor: Providing spacious open plan area which could be used for a variety of uses, double doors then opening into an excellently sized bedroom. Right side landing leading to magnificent spacious main bathroom with bath, separate double shower and jack and jill basins, small additional stairs rising and then falling into bedroom three currently used as a walk in dressing room. Outside area: Gated entrance to enclosed driveway, excellently created spacious wooden decking areas ideal for relaxing and entertaining and pathway around the full perimeter of the property,

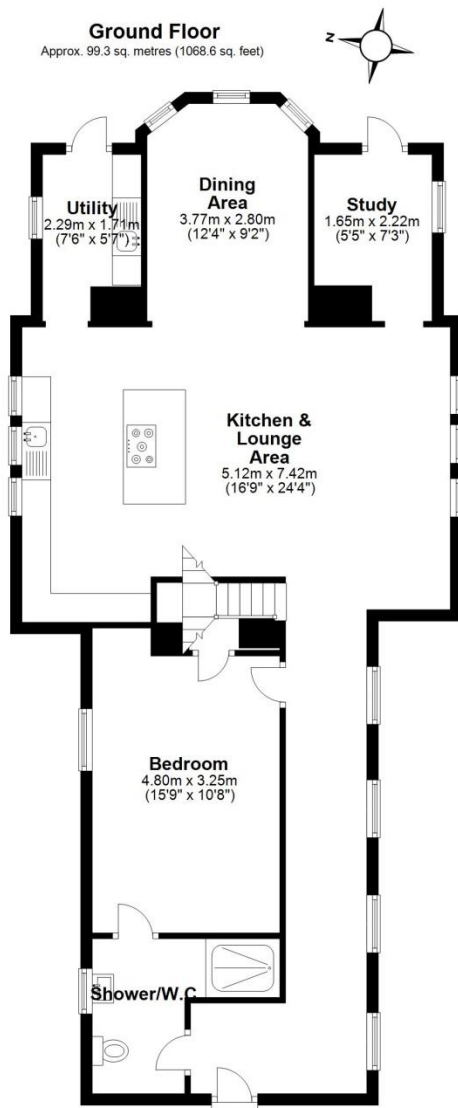
Sales
01952 641111

email: harwood@harwoodestates.com
www.telfordestateagent.co.uk

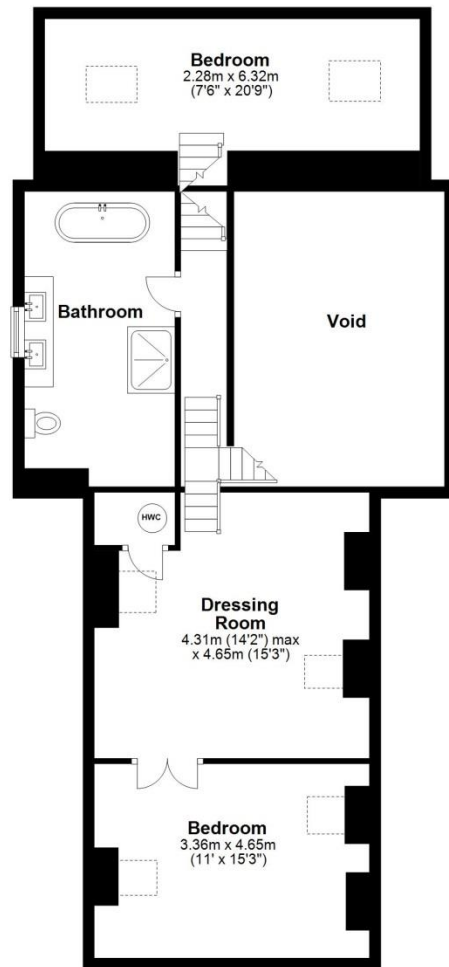
Lettings
01952 505505

Dean Millington Business Owner Harwood The Estate Agents (Wellington)

Ground Floor
Approx. 99.3 sq. metres (1068.6 sq. feet)



First Floor
Approx. 95.1 sq. metres (1023.1 sq. feet)



Total area: approx. 194.3 sq. metres (2091.8 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band G
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.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.
Viewing Arrangements	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.

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 23 October 2024

