



Roger  
Parry  
& Partners

45 Beedles Close, Aqueduct, Telford, TF4 3SH



**45 Beedles Close, Aqueduct, Telford, TF4 3SH  
Offers In The Region Of £149,950**

A modern well maintained mid terraced property with accommodation briefly comprising sitting room, kitchen/ diner, two bedrooms, bathroom. The property has the benefit of gas central heating, double glazing, good sized private gardens to the rear and allocated private parking space. The property would be ideal for either first time buyers or investment buyers. Early inspection is recommended.

Accommodation comprising: Panelled uPVC paved and glazed front door to:

### Sitting Room

15'6 x 11 (4.72m x 3.35m)

With ornamental brick-built fireplace with raised hearth and mantle with electric power point in set, radiator, power and lighting points, telephone point, TV aerial socket, staircase leading to first floor, two wall light points, uPVC double glazed window to the front, cupboard enclosing gas and electric meters.

From Sitting room, door to:

### Kitchen/ Diner

11 x 9'4 (3.35m x 2.84m )

With range of modern units comprising stainless steel single drainer sink unit set into granite effect laminate work surfaces extending to three wall sections, with range of cupboards and drawers under and tiled splash above, built in electric ceramic hob with stainless steel extractor above and built in electric oven below, range of eye level cupboards to one wall, space and plumbing set for automatic washing machine, ample power points, central light point, radiator, wood effect vinyl floor covering, uPVC double glazed window and matching service door leading to private rear gardens. From Sitting room, staircase leads to:

### Landing

With central light point, access to roof space, power point, landing gives access to bedroom accommodation comprising:

### Bedroom One

11 x 10'2 (3.35m x 3.10m)

With radiator, power and lighting points, built in storage cupboard enclosing gas fired boiler supplying domestic hot water and central heating, uPVC double glazed window to the front.

### Bedroom Two

11 x 6'8 (3.35m x 2.03m)

With radiator, power and lighting points, uPVC double glazed window to the rear overlooking gardens with open outlook beyond.

### Bathroom

Fitted with modern bathroom suite comprising panelled bath with fitted Triton electric shower unit with glazed side screen, vanity wash hand basin with mirror above, WC, radiator, tiled effect vinyl floor covering, central light point, extractor fan.

### Outside Front

The property is approached pathway with steps leading down from private parking area. Front gardens laid to gravel and lawned areas, outside light,

### Outside Rear

From kitchen/ dining room door, out on raised wooden decking area extending across the width of the property, outside light, step leads down to gravelled area enclosed by a variety of mature hedging and fencing, separate rear pedestrian access is available over the adjoining properties to the right.

### General Notes

#### TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 13 Mbps & Superfast 350 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

#### COUNCIL TAX BANDING

We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquires.

#### SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



**Local Authority:** Telford and Wrekin

**Council Tax Band:** A

**EPC Rating:** D

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.