



Helping *you* move



## 6 Sceptre Close, Aqueduct

A two Bedroom Detached House with driveway parking and good sized rear garden, occupying a cul-de-sac position in this popular residential locality.

Offers in the Region of

**£200,000**



# 6 Sceptre Close, Aqueduct, Telford, Shropshire, TF4 3RZ.

## Overview

- Detached House
- Lounge
- Kitchen / Diner
- Conservatory
- Two Bedrooms
- Bathroom
- Driveway Parking
- Front & Rear Gardens
- Gas CH, Double Glazing
- EPC D, Council Tax B
- Cul-de-sac Location



## Location

Situated in the established residential locality of Aqueduct convenient for the local Primary and Senior Schools within the District. A public pathway runs along the side of the property, linking to the next road along towards the Primary School. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

## Brief Description

This Detached House is located towards the head of the cul-de-sac and is ideal for a first time buyer or young couple.

Entering into the small reception hall with stairs to the first floor and door off to the right into the Lounge with bow window overlooking the front garden, feature fireplace and door into the modern Dining Kitchen which has a range of drawers, base and wall mounted units, integrated fridge / freezer, oven with electric hob over, glazed display cabinets, breakfast bar area and walk-in under stairs storage cupboard; door providing side access and double doors to the Conservatory which overlooks the rear garden.



Stairs ascend to the first floor Landing with window to the side. Bedroom One enjoys a front aspect and has an over stairs built-in cupboard and sliding door wardrobe; Bedroom Two looks over the rear garden and the Bathroom has a three piece suite. The property has gas central heating and double glazing.

Externally, the property is approached over driveway parking with adjacent lawned garden with inset tree; gates provide access into the rear garden where you will find a paved patio area, lawned garden and shrub borders.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B

#### 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

Proceed along the A442 Queensway in a southerly direction to the very end where it joins the A4169 single carriageway in the direction of Madeley and Ironbridge. At Castlefields roundabout take the third turning off into Majestic Way and Sceptre Close is the third turning on the right hand side. No.6 will be found towards the bottom on the left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE37593.230425

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





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All measurements quoted are approximate:

**LOUNGE 13' 5" x 10' 6" (4.09m x 3.2m)**

**KITCHEN / DINER 13' 5" x 7' 9" (4.09m x 2.36m)**

**CONSERVATORY 7' 8" x 7' 3" (2.34m x 2.21m)**

**BEDROOM ONE 10' 6" x 10' 2" (3.2m x 3.1m)**

**BEDROOM TWO 9' 10" x 7' 4" (3m x 2.24m)**

**BATHROOM 5' 8" x 5' 5" (1.73m x 1.65m)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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.