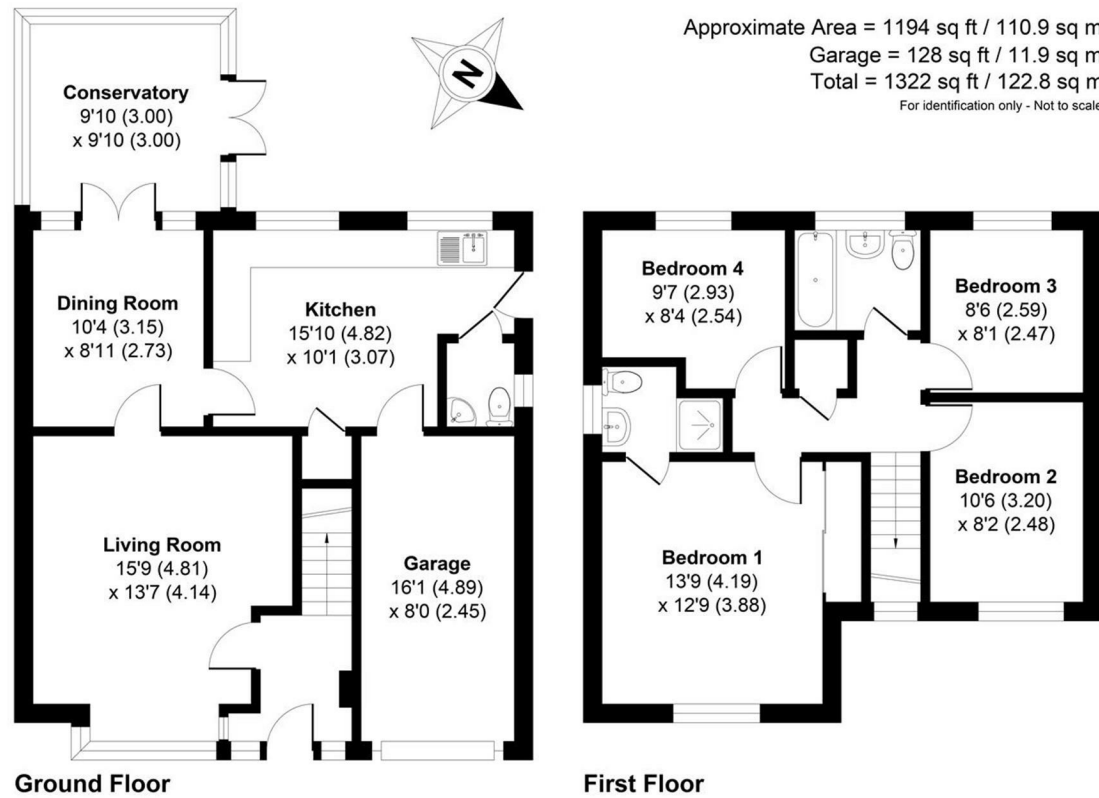


FOR SALE



9 Aragorn Way, Telford, TF4 3SP



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



FOR SALE

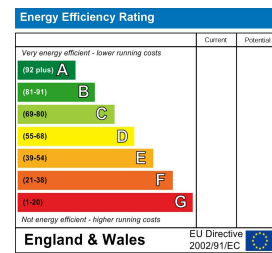
Offers in the region of £385,000

9 Aragorn Way, Telford, TF4 3SP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Beautifully refurbished four-bedroom detached home in the sought-after Aqueduct area, offering stylish and modern living throughout. Features include a bright lounge, separate dining room with French doors to a charming conservatory, and a contemporary fitted kitchen with integrated appliances. Upstairs boasts four well-proportioned bedrooms, including a spacious principal with en suite, plus a modern family bathroom. Outside offers a landscaped rear garden with patio and pergola, driveway parking, and garage.



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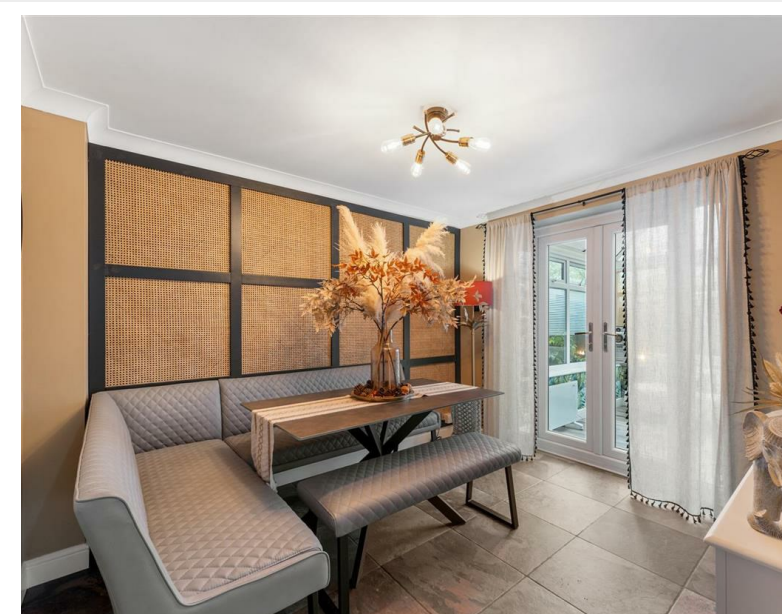
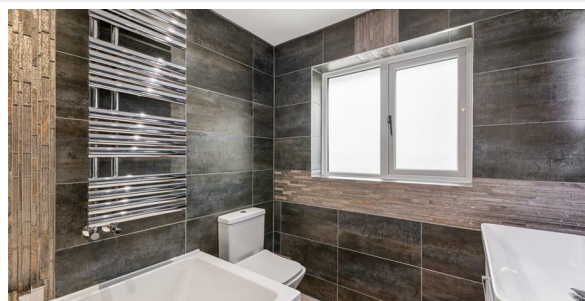
Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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3 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- Immaculately Presented
- Landscaped Rear Garden
- Garage with Driveway
- Two Reception Rooms
- En-Suite to Main Bedroom
- Close to Amenities

DESCRIPTION

This beautifully presented four-bedroom detached home is situated in the popular residential area of Aqueduct, ideally positioned close to a well-regarded local school and a range of everyday amenities. Thoughtfully and comprehensively refurbished by the current owners, the property offers stylish, modern living throughout, complemented by high-quality finishes both inside and out.

Upon entering, a welcoming entrance hallway leads through to a bright and comfortable lounge, featuring a large front-facing window that fills the space with natural light. A separate dining room provides the perfect setting for family meals and entertaining, with double glazed French doors opening into a charming brick-built conservatory, creating a seamless connection between indoor and outdoor living.

The heart of the home is the beautifully refitted kitchen, complete with a contemporary range of base and eye-level units, integrated electric oven, and a five-ring gas hob—perfectly designed for both everyday use and hosting guests.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious principal bedroom with its own en suite shower room. The remaining bedrooms are served by a modern family bathroom, providing comfortable and versatile accommodation for growing families or those needing additional workspace.

Externally, the home continues to impress with a landscaped rear garden designed for both relaxation and entertaining. A paved patio area provides the perfect space for outdoor dining, with steps leading down to a dedicated entertaining area complete with a pergola—ideal for hosting guests or enjoying warm summer evenings. To the front, a driveway offers ample off-road parking and leads to the garage, with convenient side access to the rear garden.

LOCATION

Situated in a well-established residential area of Telford, this location offers a convenient blend of suburban living with excellent access to local amenities and green spaces. The property benefits from good transport connections, with easy access to the M54 motorway, providing direct routes towards Wolverhampton and Birmingham. Nearby rail links from Telford Central railway station offer regular services to major regional hubs.

The area is well-served by a variety of local shops, supermarkets, cafés, and restaurants, with the popular Telford Shopping Centre just a short drive away, providing an extensive range of retail and leisure options. For dining and socialising, residents can also explore nearby neighbourhoods and the vibrant amenities around Ironbridge Gorge, a UNESCO World Heritage Site known for its independent eateries and scenic surroundings.

Families are well catered for, with a selection of primary and secondary schools in the surrounding area, making it a practical choice for those with children. Outdoor enthusiasts will appreciate the abundance of nearby green spaces, including Telford Town Park, offering walking trails, cycle routes, and recreational facilities. There are also numerous countryside walks and dog-friendly routes within easy reach.

Overall, this location combines everyday convenience with access to nature and leisure, making it an appealing setting for a wide range of buyers.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

19'9 x 13'7

DINING ROOM

10'4 x 8'11

KITCHEN/BREAKFAST ROOM

15'10 x 10'1

CONSERVATORY

9'10 x 9'10

FIRST FLOOR

BEDROOM ONE

13'9 x 12'9

EN-SUITE

BEDROOM TWO

10'6 x 8'2

BEDROOM THREE

8'6 x 8'1

BEDROOM FOUR

9'7 x 8'4

BATHROOM

EXTERNAL

GARAGE

DRIVEWAY

GARDEN

LOCAL AUTHORITY

Telford and Wrekin

COUNCIL TAX BAND

Council Tax Band: D

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.