



Helping *you* move



108 Pageant Drive, Aqueduct

Offered with NO UPWARD CHAIN, this Maisonette with enclosed garden, is an ideal opportunity for a first time buyer or investor purchaser. Having well presented two bedroomed accommodation, early viewing is highly recommended.

Offers in the Region of

£105,000

108 Pageant Drive, Aqueduct, Telford, TF4 3RG.

Overview

- Attractive Maisonette
- Well presented throughout
- No Upward Chain
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Garden
- Gas CH, Double Glazing
- Communal car park
- EPC C, Council Tax A



Location

Situated in the established residential locality of Aqueduct convenient for a local shop and the local Primary and Senior Schools within the District. 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

Decorated in neutral tones throughout, this well presented Maisonette is entered through a private ground floor entrance hall with useful storage cupboard off and door to a private enclosed garden.

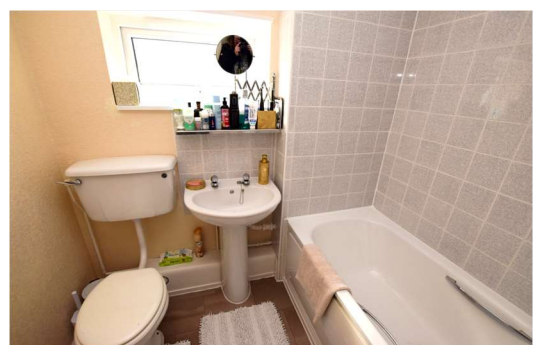
Stairs rise to the first floor landing with door into the Lounge / Dining Room, which benefits from an abundance of natural light through the windows. The fitted Kitchen has a range of base and wall mounted units, drawer and complementary working surfaces with inset sink unit and window. There is space and provision for a free standing cooker, under counter washing machine and space for a tall fridge / freezer. Wall mounted gas boiler.



A staircase, with turns, and window to the side ascend to the second floor landing where there are two useful storage cupboards. The Bathroom has a modern white three piece suite. There are two Bedrooms, one of which has a built-in cupboard over the stairs.

Externally, the enclosed garden provides a space to relax or entertain and has a patio area, lawned garden, useful garden shed and a timber gate providing access into the car parking area.

The property benefits from no upward chain, gas central heating and uPVC double glazing, viewing is highly recommended.



TENURE

We are advised that the property is Leasehold (99 years commenced in 2014 with 87 years remaining). We understand that currently, a ground rent of £10 and annual service charge of £744 pa is payable to the Wrekin Housing Group. To 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 A.

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.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Wellington proceed along the Dawley Road to the Heath Hill roundabout take the 3rd exit into Springhill Road which then joins into Finger Road, at the mini roundabout continue straight ahead into Southall Road and take the second turn on your right into Majestic Way. Turn right into Pageant Drive and follow the road around towards the end where the property will be found on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE40090.170426

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 14' 7" x 12' 2" (4.44m x 3.71m) max.

KITCHEN 10' 9" x 6' 1" (3.28m x 1.85m) max.

BEDROOM ONE 12' 3" x 9' 7" (3.73m x 2.92m) max.

BEDROOM TWO 10' 6" x 9' 1" (3.2m x 2.77m)
max. measurements - 10' 6" max (3' 11" min) x
6' 0" min (9' 1" max) (3.2m x 1.83m)

BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	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

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Barbers

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.