Tempertons

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8 Stonebridge Close, Aqueduct, Telford, TF4 3TE

Offers In The Region Of £69,950

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Aqueduct is a much favoured residential area of South Telford and is located about 5 miles from Telford Town Centre, with its covered shopping centre, retail parks and Southwater leisure development. There is also a train station and M54 connection point at the Town Centre. Local amenities are available at Madeley , about 1 1/2 miles away, including Tesco, Aldi and Lidl supermarkets, doctors' surgery, primary and secondary schools.

The property features a fitted kitchen with breakfast bar opening to a useful lounge/dining area. The double bedroom benefits from a built-in wardrobe and the bathroom includes an electric shower unit over the bath.

The property does include residents parking and is offered with NO UPWARD CHAIN.

In more detail:-

Ground floor Entrance door into Hall and stairs rising to a first-floor Landing with access hatch to insulated loft space.

OPEN PLAN KITCHEN/LIVING AREA
18'4" x 17'4" (max) (5.60m x 5.30 (max))
having front and rear aspect wooden casement windows with sealed units. The kitchen comprises a range of fitted cupboards and drawers with contrasting work surfaces and breakfast bar. Inset sink and drainer unit. Space for cooker, fridge and washing machine. Wall mounted electric storage heaters and wood effect flooring.

DOUBLE BEDROOM
9'4" x 9'0" (2.85 x 2.75)
with electric storage heater and front aspect wooden casement window. Built-in single wardrobe and airing cupboard.

BATHROOM
having complete coloured suite comprising panelled bath and tiled surround having electric shower unit above. Pedestal wash hand basin. Low flush WC. Wall heater and rear aspect window.

OUTSIDE
The property is approached off Stonebridge Close over a shared parking area for residents heading to communal grounds.

Additional Information
COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band A.

EPC RATING: 65 (D)

TENURE: 99 years from 1st November 1990

SERVICES: We understand that mains water, electricity, and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details.

ADDITIONAL CHARGES: Ground rent £100 PA and Insurance premium for period 01/03/26-28/02/27 - £278.21

RIGHTS AND RESTRICTIONS: tbc

FLOODING ISSUES: The property has not flooded in the last 5 years,

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: Telford is a historic coal mining area but no mining related issues have been reported to us. Buyers are to make their own enquiries.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: Take the Queensway (A4169) south of Telford Town Centre, at the Castlefields Roundabout use the fourth exit onto Castlefields Way - follow this road and turn second right onto Willow Bank, Stonebridge Close is the third turning on the left hand side and the property can be found after a short distance.

Agents Notes
1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please

speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

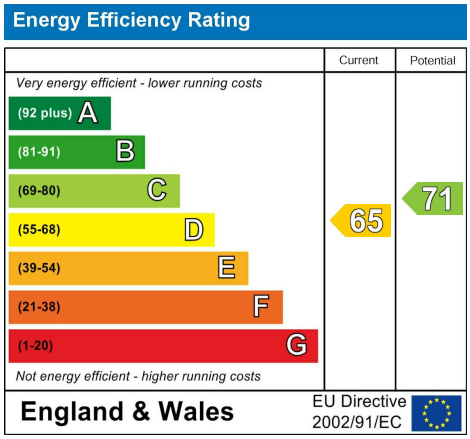
6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

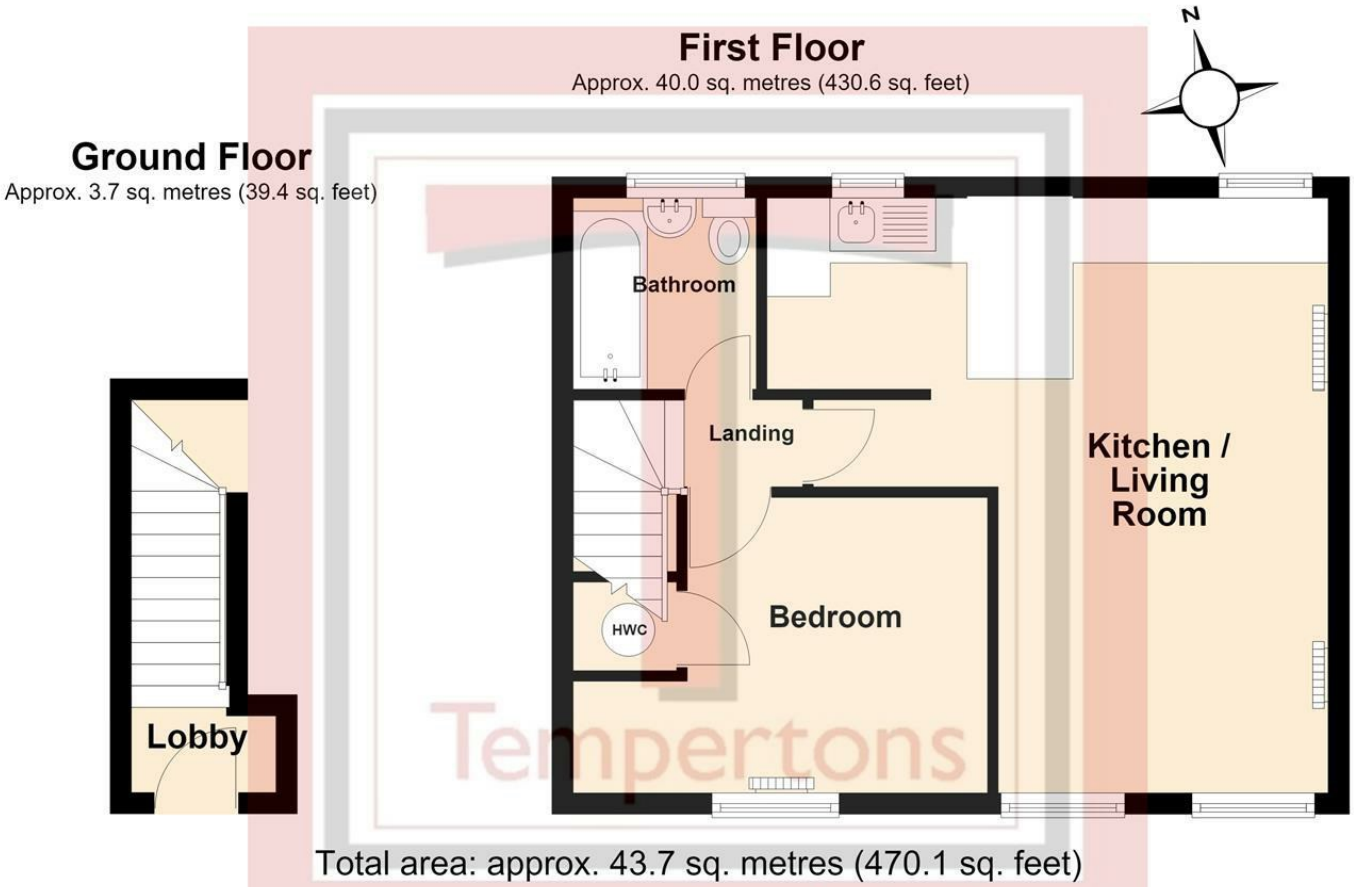
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.









Total area: approx. 43.7 sq. metres (470.1 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.