



## Wagtail Drive, Aqueduct, Telford

### Guide price £129,500



Freehold | EPC rating: C

- For Sale Via Modern Method of Auction
- Popular Residential Estate

- Subject to Reserve and buyer fees
- NO UPWARDS CHAIN

# BELVOIR!

Property is personal

Email  
[telford@belvoir.co.uk](mailto:telford@belvoir.co.uk)

Phone  
**01952 258562**

Description	
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Located in the sought-after residential area of Aqueduct, this well-presented two-bedroom semi-detached property on Wagtail Drive offers an excellent opportunity for first-time buyers and investors alike. Being sold with no upward chain via the modern method of auction in partnership with IAMSOLD, this home combines convenience, comfort, and potential.

FREEHOLD - Council Tax Band B - EPC C

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. payment varies but will be no more than £960 inc. VAT. These services are optional.

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and 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 Lifetime Legal, and is non-refundable.

## Floorplan



Rooms

Entry

1.62m x 1.1m (5'4" x 3'7")

Living Area

4.11m x 6.63m (13'6" x 21'10")

Kitchen Area

2.94m x 1.62m (9'7" x 5'4")

Landing

1.76m x 0.82m (5'10" x 2'8")

Bedroom One

3.15m x 2.7m (10'4" x 8'11")

Bedroom Two

2.52m x 2.29m (8'4" x 7'6")

Bathroom

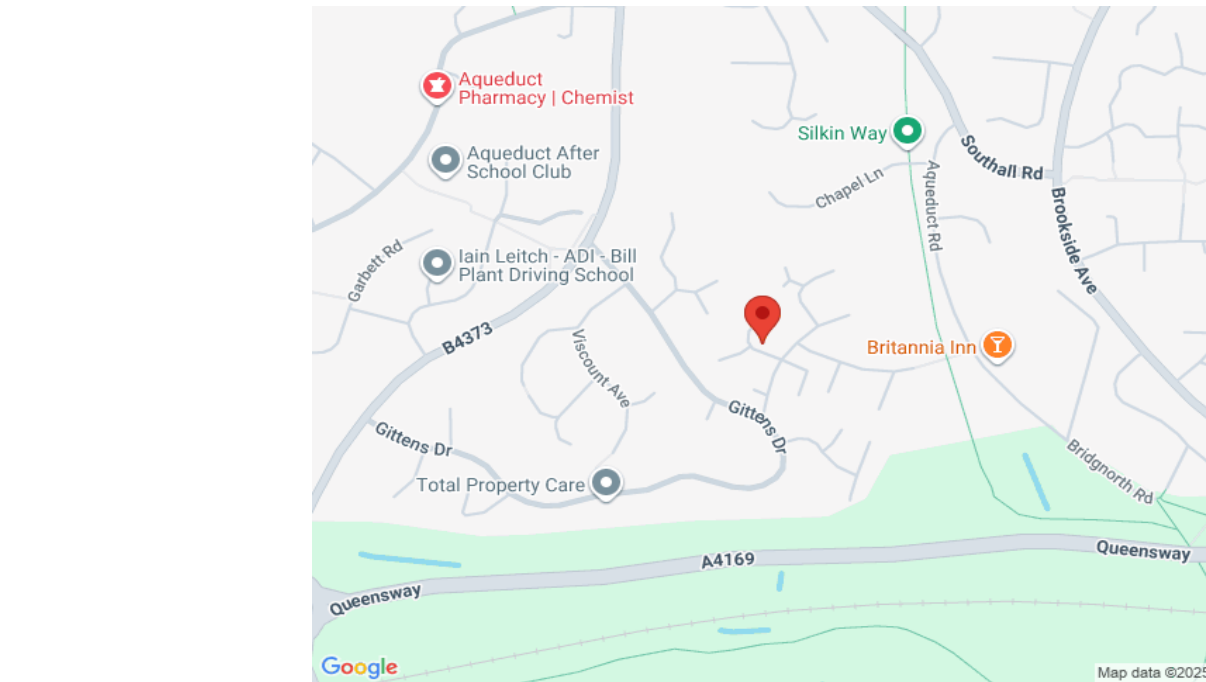
1.73m x 1.66m (5'8" x 5'5")



## Photographs



**Map**



## Notes

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