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**42 Lawford Close, Aqueduct, Telford, TF4 3RU  
Offers In The Region Of £199,950**



# 42 Lawford Close, Aqueduct, Telford, TF4 3RU

## Offers In The Region Of £199,950



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.

Positioned on a well established residential development, the property forms part of a cul-de-sac of mainly semi-detached houses. The house has been completely redecorated recently with new carpets fitted to the stairs, landing and main bedroom.

The property is available with no upward chain and would be ideally suited to a first time buyer or an investor. Early viewing is highly recommended.

The property in more detail:-

uPVC panelled and patterned double glazed entrance door to

### Entrance Hall

having laminate flooring. Panelled radiator.

### Lounge

13'7" x 9'10" (max) (4.16 x 3.00 (max))

uPVC framed double glazed window to the front, panelled radiator. Laminate flooring.

### Breakfast Kitchen

7'8" x 13'3" (2.34 x 4.05)

having a good range of modern fitted base and wall mounted cupboards comprising a 1 1/2 bowl sink unit with recess below for washing machine and single cupboard. Three further half cupboards, a corner cupboard and three drawer unit all with roll edge worktop to finish. Fitted Beko cooker as new with electric double oven and 4 ring ceramic hob. Fitted extractor hood with 1/2 wall mounted cupboards either side. Further two double wall mounted cabinets. Space for upright fridge/freezer. Radiator. Two uPVC framed double glazed windows with outlook to the rear garden. Ceramic tiled floor. Radiator. uPVC panelled/patterned double glazed side external door. Off is a useful understairs cupboard.

From entrance hall, stairs to

### Landing

uPVC framed double glazed side window. Access hatch to loft.

### Bedroom One

12'2" x 10'1" (3.73 x 3.08)

good double size bedroom with two uPVC framed double glazed windows to the front. Built in double wardrobe. Separate airing cupboard. with lagged hot water cylinder. Radiator.

### Bedroom Two

9'1" x 6'11" (2.77 x 2.12)

uPVC framed double glazed window with outlook to rear garden. Radiator.

### Bathroom

modern white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level flush W.C. Fully tiled mosaic patterned tiled walls and ceramic tiled floor. Chrome tower radiator. Recess spotlights and uPVC framed patterned double glazed window.

### Outside

The open front garden is neatly finished to lawn. Driveway parking down the side for two cars. The enclosed rear garden has been landscaped in part to slabbed patio and neat lawn. Corner flower bed and timber shed.

### Additional Information

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

EPC RATING: C (70)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas 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: We understand that no additional charges

are payable. (e.g. car chargers, solar panels)

**RIGHTS AND RESTRICTIONS:** We are aware of any onerous rights or restrictions affecting the property.

**FLOODING ISSUES:** The property has not been subject to flooding in the past 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendor is not aware of any planned developments or permissions that would impact the property.

**COAL FIELDS/MINING:** The property has not been affected by any mining related issues. Telford is an historic mining area and potential vendors are advised to make their own enquiries in regards to this issue.

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

### 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.

**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.

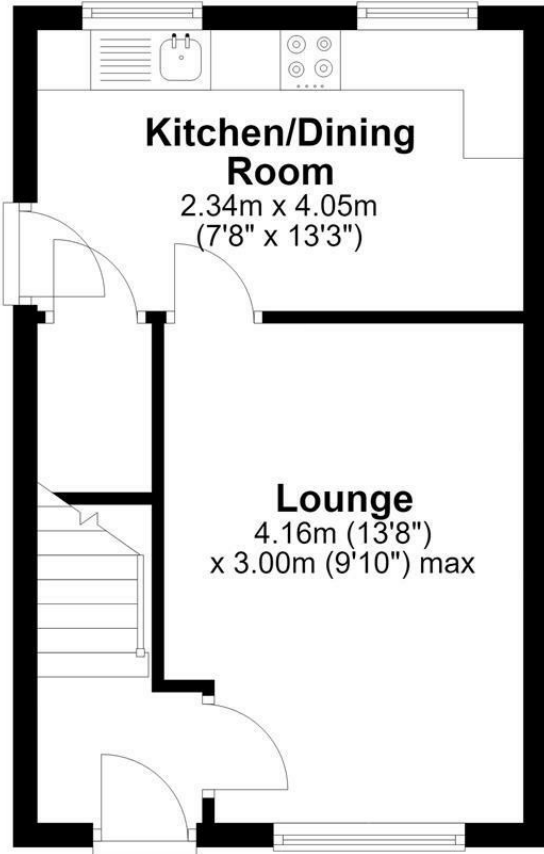




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	77
England & Wales		EU Directive 2002/91/EC

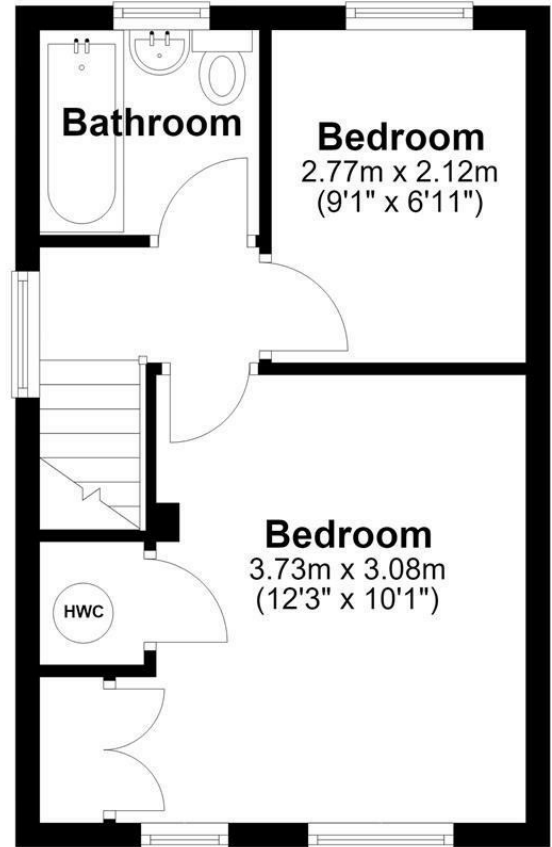
### Ground Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



### First Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 53.4 sq. metres (575.3 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

