



Helping *you* move



30 Gittens Drive, Aqueduct

Sensibly priced and offered for sale with no upward chain this Three Bedroom Semi-Detached House provides an ideal purchase for First Time Buyers or Young Couple. Conveniently located for education facilities and local shops in the district centre of Madeley.

Offers in the Region of

£190,000

30 Gittens Drive, Aqueduct, Telford, Shropshire, TF4 3SF.

Overview

- Semi-Detached House
- Nicely presented throughout
- No Upward Chain
- Lounge
- Breakfast Kitchen
- Three Bedrooms
- Bathroom
- Driveway parking
- Gardens to front and rear
- Gas CH, Double Glazing
- EPC E, Council Tax B



Location

Situated in the established residential locality of Aqueduct convenient for 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

A nicely presented Semi-Detached House, decorated in neutral tones throughout and providing an ideal purchase for first time buyers or young couple.

A canopy Entrance Porch provides access through into the Lounge with window to the front, stairs ascending to the first floor and useful under-stairs storage cupboard. A door provides access into the smartly presented Breakfast Kitchen where you will find a range of drawers, base and wall mounted units with complementary working surfaces, integrated under counter fridge and freezer, integrated oven with hob and extractor over. A half glazed door leads into the Conservatory, L shaped, and providing access to the rear garden.



Stairs ascend to the first floor Landing where you will find Three Bedrooms, one to the front and two to the rear. The Bathroom has a white three piece suite. Gas central heating and double glazing complete the picture.

Externally, the property is approached over a tarmac driveway, providing tandem parking space for two vehicles. There is a lawned fore garden. A gate provides access into the rear garden which has a paved patio area and lawned areas, on two different levels, with central pathway and hardstanding suitable for a shed.



TENURE

We are advised that the property is Freehold and this will 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 B

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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 Telford Town Centre proceed in a southerly direction along the Queensway A442. At the Castlefields roundabout turn right into Castlefields Way and then take the first right into Gittens Drive - no.30 will be found a short way along on your left hand side just after the cul-de-sac turning and adjacent to an electricity sub-station.

METHOD OF SALE

For Sale by Private Treaty.

WE40408.030626

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' 0" x 13' 9" (4.27m x 4.19m) max.

BREAKFAST KITCHEN 14' 0" x 8' 5" (4.27m x 2.57m)

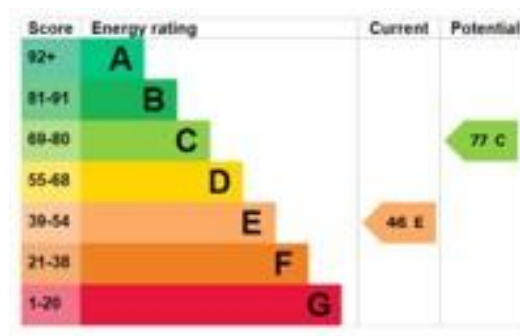
CONSERVATORY 13' 8" x 12' 6" (4.17m x 3.81m) max. L shaped

BEDROOM ONE 11' 8" x 8' 5" (3.56m x 2.57m) plus recesses

BEDROOM TWO 8' 0" x 7' 7" (2.44m x 2.31m)

BEDROOM THREE 7' 7" x 5' 8" (2.31m x 1.73m)

BATHROOM 6' 0" x 5' 5" (1.83m x 1.65m)



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

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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.