



Helping *you* move



21 Alma Avenue, Malinslee

Offered for sale with no upward chain and having a lovely outlook to the front, this Three Bedroom Semi-Detached House offers an excellent opportunity for investors.

Offers in the Region of

£165,000

21 Alma Avenue, Malinslee, Telford, TF4 2DU.

Overview

- Semi-Detached House
- No Upward Chain
- Lounge
- Kitchen
- Ground floor Bathroom
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Good sized garden
- Detached Garage
- EPC D, Council Tax A



Location

Situated on the perimeter edge of Malinslee, neighbouring St. Leonards Church, and being served by a range of local neighbourhood amenities, education facilities and also convenient for the Town centre of Dawley. An excellent road network links the property to all parts of the Telford area including the modern comprehensive range of shopping and leisure facilities available in the Telford Town Centre.

Brief Description

Offered for sale with no upward chain, this traditional style semi-detached House has provided a much loved home for decades. Entering directly into the Entrance Hall with stairs to the first floor, window to side and door at the rear opening into the ground floor Bathroom with a white three piece suite. The Lounge overlooks the front garden and has a doorway leading into the Kitchen which provides a range of drawers and cupboards, window to rear, breakfast bar and space and provision for a freestanding cooker and washing machine; there is a splendid walk-in pantry cupboard and a door gives access to the rear garden.



The stairs ascend to the first floor Landing - there is one Bedroom to the front with a lovely view over the Church yard gardens and has a built-in cupboard, two further Bedrooms overlook the rear and both benefit from built-in storage. The property benefits from gas central heating and double glazing.

Externally, the property has a brick boundary wall to the front with gate opening to the central pathway with gravel and inset shrubs to either side. The garden continues along the side to a gate with access into the rear garden which has a shrub border and is predominantly paved for ease of maintenance and has a useful brick built shed, a Detached Garage (of concrete sectional construction) - there are double gates which open up to the lane at the side of the property.



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 A

AGENT NOTE

Please note that the property has spray foam insulation in the loft space. Cash buyers only.

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 Wellington proceed along the Dawley Road to the Heath Hill roundabout take the first left into Dawley Green Way to Dawley Bank Roundabout and take the third exit into Church Road. Take the first left into Alma Avenue and at the junction turn immediately left towards the Church and no.21 is the last property on your right.

METHOD OF SALE

For Sale by Private Treaty.

WE35642.210624

AML REGULATIONS To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation.

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.
Made with Metropix ©2024

All measurements quoted are approximate:

LOUNGE 14' 4" x 12' 9" (4.37m x 3.89m) max.

KITCHEN 13' 0" x 8' 7" (3.96m x 2.62m)

BATHROOM 6' 4" x 5' 4" (1.93m x 1.63m)

BEDROOM ONE 16' 5" x 11' 0" (5m x 3.35m)

BEDROOM TWO 9' 1" x 8' 9" (2.77m x 2.67m)

BEDROOM THREE 12' 5" x 8' 4" (3.78m x 2.54m) max.

SHED 6' 3" x 6' 0" (1.91m x 1.83m)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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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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.