



Stone Row, Malinslee, Telford

£170,000



 3  1  1

Freehold | EPC rating: C

- Investment opportunity with tenants in situ
- Consistently tenanted since 2018
- Off-street parking

- Current monthly rent: £800 (£9,600 per year)
- 3 bed property
- Close to local amenities & schools

BELVOIR!

Property is personal

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Description	
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You enter the property via a welcoming hallway, offering access to a convenient ground floor WC, a bright and modern kitchen/diner, and a spacious living room. The living room opens out to a private, low-maintenance rear garden, complete with a brick-built storage shed - perfect for additional storage or garden tools.

Upstairs, the property boasts three well-proportioned bedrooms - two doubles and one single - along with a modern family bathroom.

To the front of the home, you'll find an enclosed garden with a generous slabbed pathway and a well-maintained lawn. The property also benefits from off-street parking, a rare and convenient feature in this area. Ideally situated, Stone Row is close to local amenities, reputable schools, and excellent transport links, ensuring convenience and strong rental appeal.

Please note to buyers: This property is being sold preferably with the tenant in situ.

Viewings will be arranged strictly by appointment for qualified investors only.

Please ensure you have a mortgage offer in place or proof of funds available prior to requesting a viewing.

Gross Rental Yield: 5.65%

Current rent £800 PCM Income Scope for rent review

Freehold / Council Tax Band A / EPC C

Floorplan



Ground Floor



Floor 1

Property is personal

834 ft²
77.4 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Rooms

Hallway

4.34m x 1.76m (14'2" x 5'10")

Kitchen/Diner

5.04m x 2.83m (16'6" x 9'4")

Living Room

4.74m x 3.74m (15'7" x 12'4")

WC

1.25m x 0.77m (4'1" x 2'6")

Landing

1.74m x 0.83m (5'8" x 2'8")

Bedroom One

4.68m x 2.77m (15'5" x 9'1")

Bedroom Two

3.54m x 2.55m (11'7" x 8'5")

Bedroom Three

3.74m x 1.84m (12'4" x 6'0")

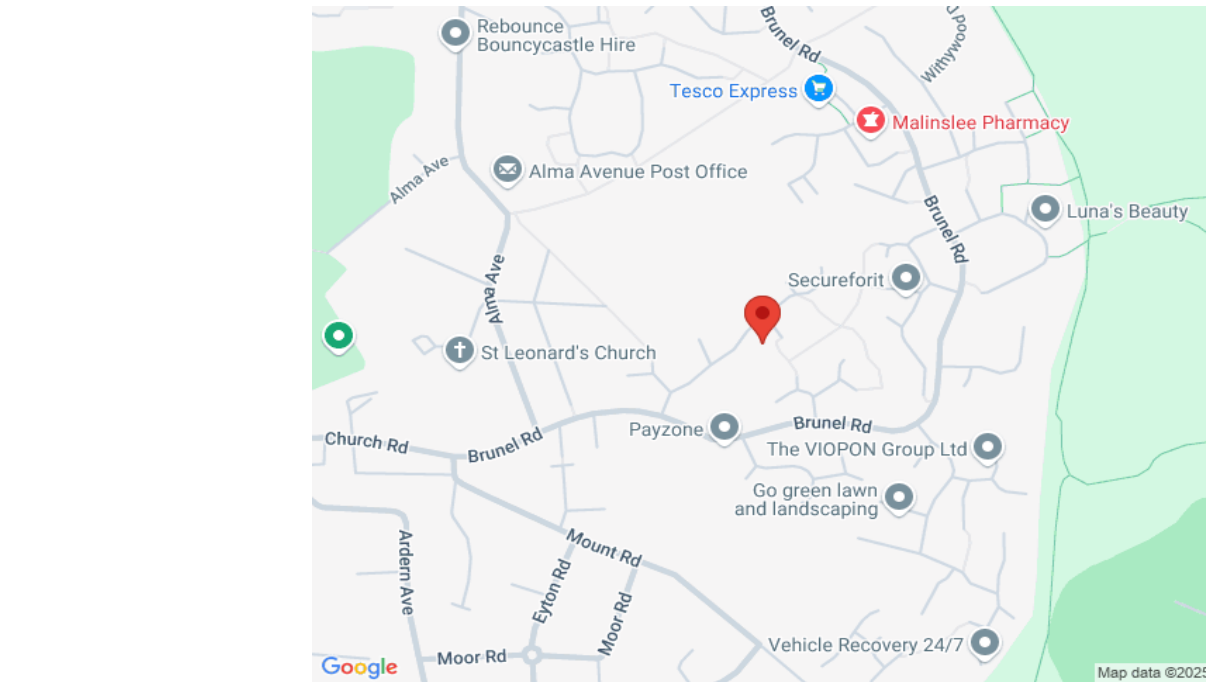
Bathroom

2.05m x 1.65m (6'8" x 5'5")

Photographs



Map



Notes

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