



The Nettlefolds, Hadley, Telford

£117,500



Leasehold | EPC rating: C

- *** NO UPWARD CHAIN ***
- Generous open-plan kitchen/living area

- Two double bedrooms
- Clean and tidy communal areas
- Close to local shops, schools,

BELVOIR!

Property is personal

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Description

The Nettlefolds, Hadley - Spacious 2-Bedroom Second Floor Flat

Located in the popular residential area of Hadley, this well-presented two-bedroom second floor flat offers spacious and modern living, ideal for first-time buyers, professionals or investors alike.

The property is accessed via clean and well-maintained communal areas, leading to a welcoming entrance hallway. From here, you can access all rooms, including two generously sized double bedrooms, a spacious and modern bathroom, a large storage cupboard, and a bright and airy open-plan kitchen/living area—perfect for relaxing or entertaining.

Externally, the property benefits from a private residents' car park with a designated parking space and a nearby children's play area, making it suitable for young families as well.

Conveniently located close to local amenities, schools, and offering excellent transport links, The Nettlefolds combines space, comfort, and practicality in a desirable residential setting.

A fantastic opportunity to own a comfortable and well-located property - early viewing is highly recommended.

Leasehold / Council Tax Band A / EPC Rating C

110 years remaining on lease from 7 March 2011

E&M Ltd - Annual Ground Rent Charge £250.

FirstPoint Property Services Ltd - Annual Estate Service Charge £1,353.03.

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

Hallway

6.07m x 1.11m (19'11" x 3'7")

Bedroom One

4.04m x 3.11m (13'4" x 10'2")

Bathroom

2.3m x 1.67m (7'6" x 5'6")

Bedroom Two

3.22m x 2.25m (10'7" x 7'5")

Kitchen / Living Area

5.21m x 3.36m (17'1" x 11'0")

Photographs



