



# Estate Agents Letting Agents Surveyors & Valuers

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**53 Willow Bank, Aqueduct, Telford, TF4 3SG**

**Offers In The Region Of £100,000**





# 53 Willow Bank, Aqueduct, Telford, TF4 3SG

## Offers In The Region Of £100,000



Part of a brick and tile three storey block of apartments in a popular residential area of Aqueduct. The property is a well presented first floor two bed roomed flat offering easily maintained accommodation for both investors and owner occupiers alike.

The property is located in a well established residential area of South Telford, close to most local amenities. Telford Town Centre, with its covered shopping centre, Southwater leisure development, retail parks and railway station is about 4 miles. Silkin Way, which stretches across most of Telford, winding its way through the Ironbridge Gorge and Telford Town Park, is close to the property and is a great place for walking or cycling.

The property is offered with No Upward Chain.

A shared communal ground floor entrance and stairs lead to a first floor landing:-

Panelled front door into entrance lobby and

### Hallway

with access hatch to loftspace. Built-in shelved storage cupboard.

### Lounge/Dining Area

17'2" x 9'10" (max) (8'0" min) (5.25 x 3.00 (max) (2.44 min))  
having two uPVC double glazed windows with front aspect.  
Panelled radiator.

Archway into

### Kitchen

11'1" x 5'6" (3.40 x 1.69)  
with a range of shaker style cabinets comprising base and wall mounted cupboards and drawers having contrasting work surfaces. Inset stainless steel sink and drainer unit. Stand alone cooker. Under counter provision for washing machine and space for fridge. uPVC double glazed front aspect window.

### Bedroom One

11'1" x 9'6" (3.40 x 2.91)  
with panelled radiator and uPVC double glazed rear aspect window.

### Bedroom Two

11'0" x 6'4" (3.37 x 1.95)  
with panelled radiator and uPVC double glazed rear aspect window.

### Bathroom

having a complete white suite comprising panelled bath with mixer shower above having full height tiled surround and courtesy screen. Pedestal wash basin. Low level W.C. Panelled radiator.

### Outside

The property is located at the junction of Willow Bank with Fieldfare Way having a residents parking area to the rear accessed off Fieldfare Way providing two allocated spaces.

### Additional Information

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

EPC RATING: B (81)

TENURE: We are advised by the Vendor, that the property is held on a long leasehold interest having a 125 year lease since 1st January 2017. Annual service charge (payable quarterly currently of £254.61 per quarter). Ground rent of £10.00pa.

The property is currently let to a tenant but vacant possession can be provided upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: The vendor is unaware of whether broadband is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors to confirm. Vendor has made us aware that mobile phone signal is available at the property and that there are not mobile black spots within the property.

RIGHTS AND RESTRICTIONS: Vendor is not aware of any rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been affected by flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: Vendor is not aware of any planned developments.

COAL FIELDS/MINING: Telford is a historic mining area and all prospective purchasers should make their own enquiries in this

respect.

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

**DIRECTIONS:** From Telford Town Centre, proceed south along the Queensway (A442) towards Ironbridge. At the Castlefields roundabout, take the fourth exit towards Aqueduct (Castlefields Way). Follow this road along turning second right onto Willow Bank and the property can be found on the left hand side after a short distance.

### 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.

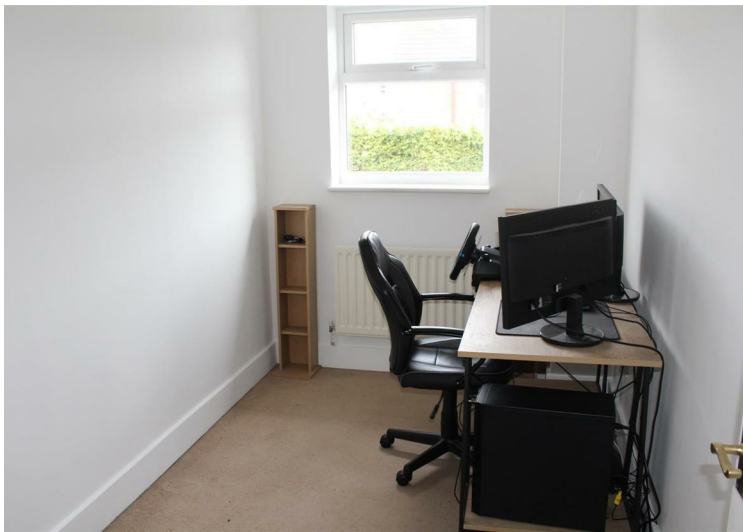
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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 identification documents prior to the issue of sale confirmation.

**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.

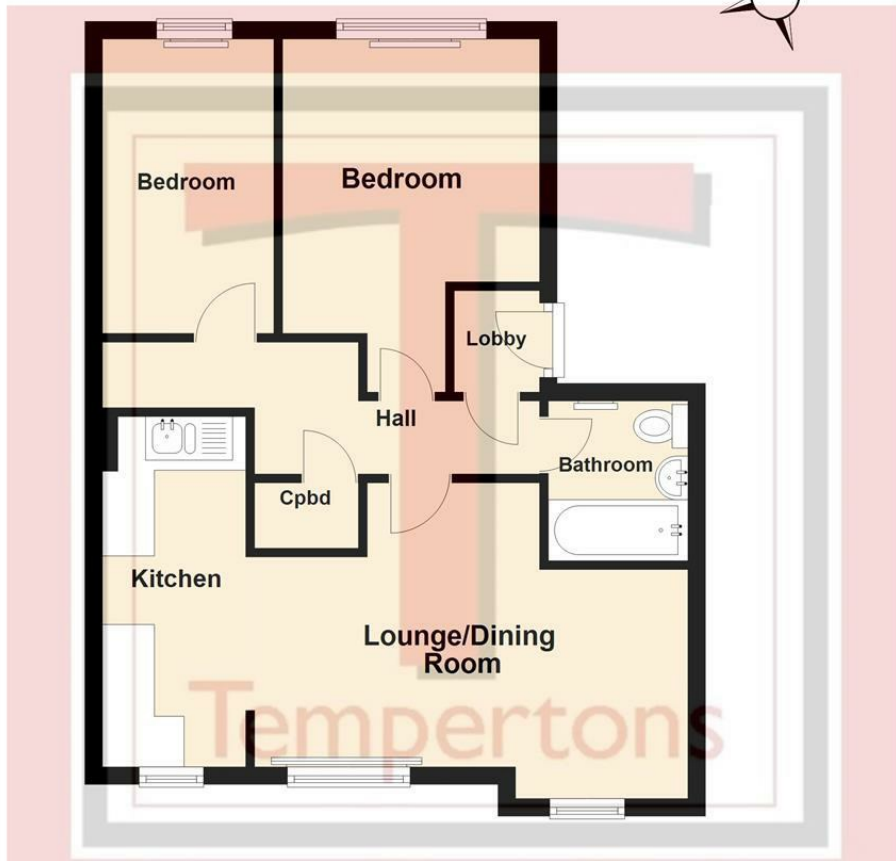
**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### First Floor



Total area: approx. 49.8 sq. metres (535.5 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.  
Plan produced using PlanUp.

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

