



The Nettlefolds, Hadley, Telford

£195,000



 4  2  1

Freehold | EPC rating: D

- Investment opportunity with tenants in situ
- **No Upward Chain**
- Current monthly rent: £980 (£11,760 per year)
- Four double bedroom

BELVOIR!

Property is personal

Email
telford@belvoir.co.uk

Phone
01952 258562

Description

The Nettlefolds, Hadley - Four Bedroom Townhouse - Tenants in Situ

An excellent investment opportunity in the sought-after area of Hadley, this well-presented four double bedroom townhouse is offered for sale with long-standing tenants in situ, making it an ideal addition to any landlord's portfolio. The current tenants have been in residence since 2016, ensuring immediate and reliable rental income from completion.

Arranged over three spacious floors, the property offers well-balanced and versatile accommodation throughout. The ground floor comprises a modern kitchen/diner, perfect for family living, a generous living room with French doors opening onto the private rear garden, and a convenient downstairs WC.

Upstairs, the property features four well-proportioned double bedrooms, including a master bedroom with its own ensuite bathroom. A contemporary family bathroom serves the remaining bedrooms.

Externally, the private rear garden provides a pleasant outdoor space, while to the rear of the property there is a garage and an allocated parking space, adding further practicality and appeal.

Ideally located close to local amenities, shops, and well-regarded schools, the property also benefits from excellent transport links, making it attractive to tenants and investors alike.

A ready-made investment opportunity in a popular residential location.

Gross Rental Yield: 6.03%

Current rent £980 PCM. Rent was reviewed in February 2026

Freehold / Council Tax Band C / EPC D / FirstPort Property Management, with an annual charge of approximately £219.00.

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

5.07m x 0.96m (16'7" x 3'1")

WC

1.66m x 0.83m (5'5" x 2'8")

Kitchen

5.09m x 1.86m (16'8" x 6'1")

Living Room

4.1m x 3.89m (13'6" x 12'10")

First Floor Landing

5.51m x 1.94m (18'1" x 6'5")

Bedroom Two

3.9m x 3.74m (12'10" x 12'4")

Bathroom

2.02m x 1.86m (6'7" x 6'1")

Bedroom Four

3.39m x 1.88m (11'1" x 6'2")

Second Floor Landing

2.42m x 1.03m (7'11" x 3'5")

Bedroom One

4.62m x 3.93m (15'2" x 12'11")

Ensuite

2.33m x 1.39m (7'7" x 4'7")

Bedroom Three

3.54m x 2.8m (11'7" x 9'2")

Photographs



