Tempertons

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# 29 Villa Court, Madeley, Telford, TF7 5AG

## Offers In The Region Of £67,500

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# 29 Villa Court, Madeley, Telford, TF7 5AG
# Offers In The Region Of £67,500





Madeley is a well established residential district of Telford, and is served by a Centre with local shops, Tesco supermarket, Post Office etc. There is a small retail park close by, as are Primary and Secondary schools including the Madeley Academy and Abraham Darby schools. The historic town of Ironbridge, which forms part of a World Heritage site, is about 2 miles away.

## Available with No Upward Chain

Ideal for first time buyers or for investors, this property comprises a one bedroomed first floor flat, being one of 8 flats in a three storey block accessed off a central communal ground floor entrance door.

Approached off the first floor landing, this gas centrally heated and double glazed flat benefits from the following accommodation in more detail:-

Modern composite panelled entrance door to

## Flat Entrance Hall

having panelled radiator and two built-in storage cupboards

## Full Width Open Plan Living/Breakfast Kitchen

22'8" x 9'10" (6.93 x 3.01)
Living area having radiator and uPVC framed double glazed window.

Kitchen having a range of fitted base and wall mounted cupboards and comprising a stainless steel single basin sink unit with double cupboard below. Worksurface to the side having plumbing connection for a washing machine. Recess for an upright fridge-freezer. Return worksurface with integrated electric oven and 4 ring gas hob. Further corner and single base cupboards with worktop to finish. Splash back wall tiling and matching wall cabinets. Breakfast bar. Open fronted shelved cupboard and boiler cupboard.

## Bedroom

11'2" x 10'3" (3.41 x 3.14)
a double sized bedroom with radiator and uPVC framed double glazed window. Built-in wardrobe.

## Bathroom

suite comprising enamel surfaced bath with wall tiling above and electric shower over. Wash hand basin and low level flush W.C. Radiator. uPVC framed double glazed window.

## Outside

The property includes a useful store cupboard off the main communal first floor landing. The property does not have any allocated parking but residents parking is adjacent on a first come, first served basis.

## Additional Information

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

EPC RATING: C (74)

TENURE: We are advised by the Vendor, that the property is held on a long leasehold for a term of 125 years with 88 years unexpired and a ground rent of £10 pa. We further understand that there is a service charge for the maintenance/upkeep of common areas and building insurance and that the current annual charge for 2026-2027 is £625. Vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected. The property is heated via a series of radiators served by a gas fired combination boiler located in the kitchen cupboard.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service may be available at this property. Please check https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past five years.

PLANNING PERMISSIONS/DEVELOPMENTS: We are not aware of any planned developments or permissions that may impact the property.

COAL FIELDS/MINING: The property has not been affected by any mining related issues. However, Telford is an historic mining area and potential purchasers are advised to make their own enquiries into this issue.

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

## 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 ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

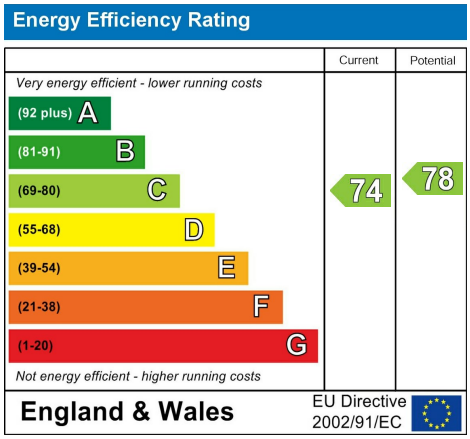
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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



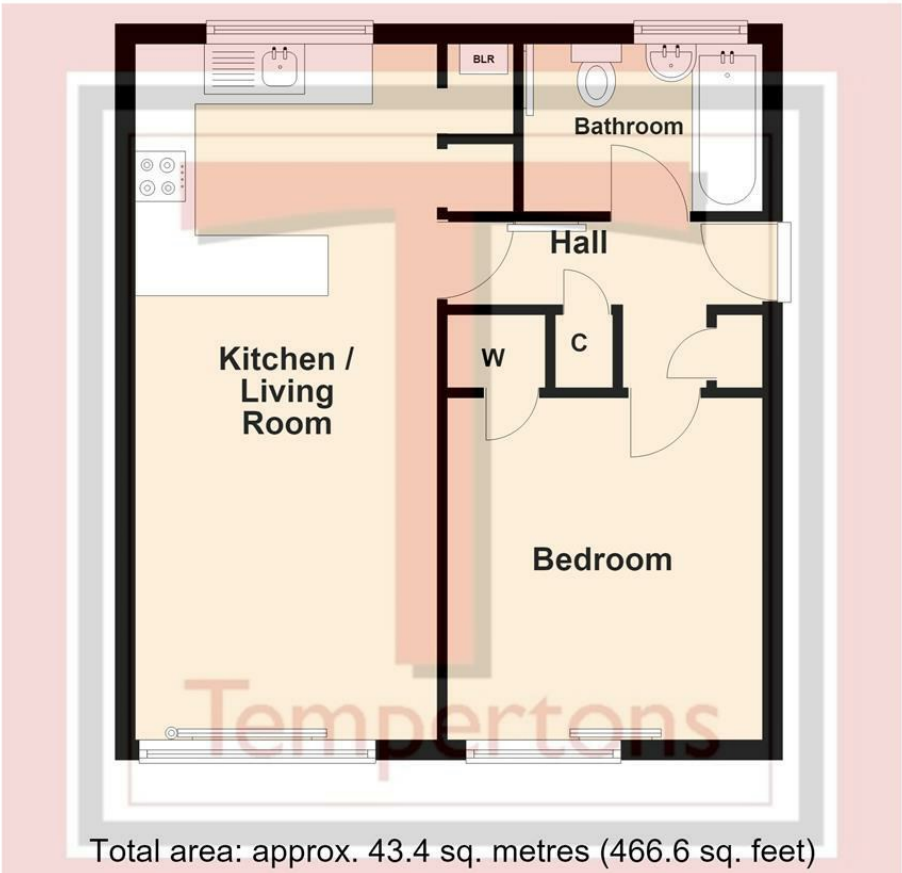







## First Floor

Approx. 43.4 sq. metres (466.6 sq. feet)




Total area: approx. 43.4 sq. metres (466.6 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.

## 29 Villa Court, Madeley, Telford

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.