



Stone Row, Malinslee, Telford

£165,500



 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

Email
salestelford@belvoir.co.uk

Phone
01952 248000

Description	
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An excellent investment opportunity – this **three-bedroom mid-terrace property** in the popular residential area of **Malinslee** is offered **for sale with tenants in situ**, making it ideal for landlords looking to expand their portfolio. The current tenants have been in residence since 2022, providing immediate rental income for the new owner.

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

Please note this property is of non-standard construction. Please refer to your mortgage advisor.

Floorplan



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")

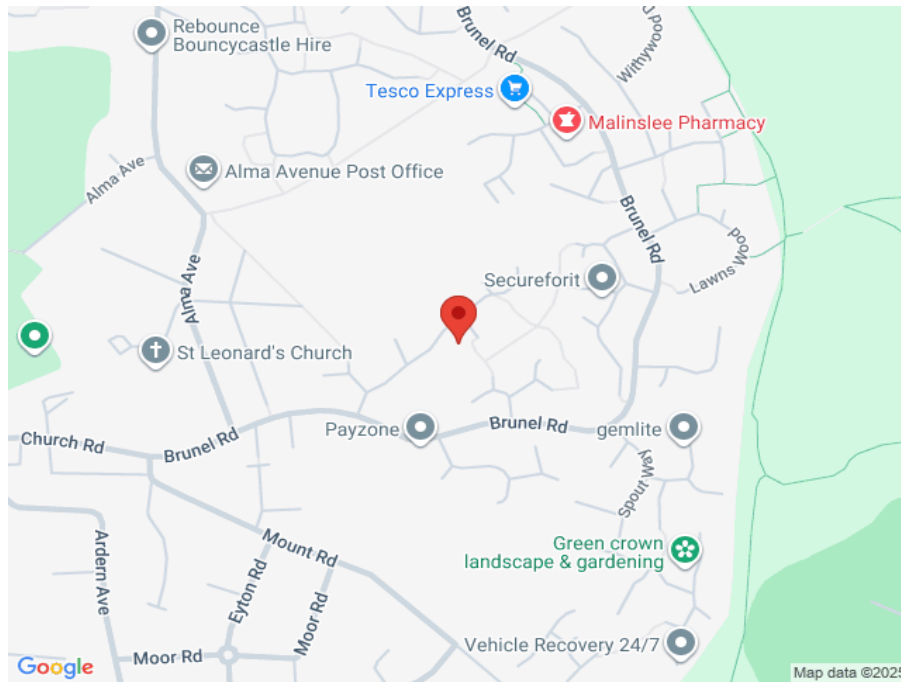
Bathroom

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

Photographs



Map



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.