



Stone Row, Malinslee, Telford

£165,500



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Freehold | EPC rating: C

- Investment opportunity with tenants in situ
- ****No Upward Chain****

- Current monthly rent: £800 (£9,600 per year)
- 3 bed property

BELVOIR!

Property is personal

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Description

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")

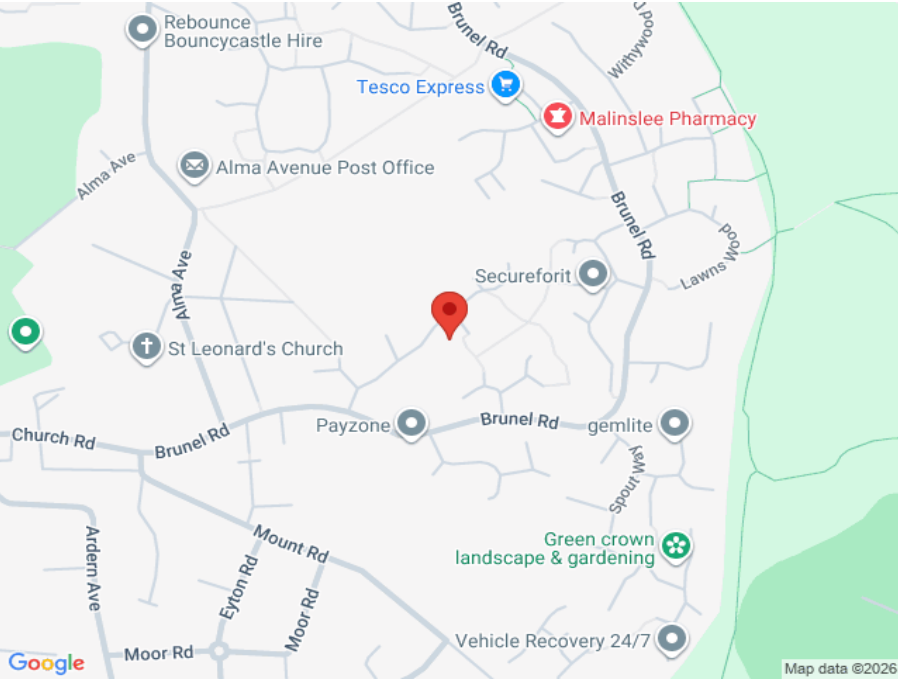
Bathroom

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

Photographs



Map



Notes

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