



Ash Lea Drive, Telford

Guide price £90,000



Freehold | EPC rating: C

- For Sale Via Modern Method of Auction
- Subject to Reserve and buyer fees
- Non-standard construction (timber framed)

- ***NO UPWARD CHAIN***
- Three double bedrooms
- Close to local amenities, & schools

Belvoir

Property is personal

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Description

Situated on the popular Ash Lea Drive in Donnington, this three-bedroom terraced home offers an excellent opportunity for families, first-time buyers or **for Sale by Modern Method of Auction (No Upward Chain) in Partnership with IAMSOLD**, this property also presents a ready-made investment—please contact Belvoir for further details.

Upon entering the property, you are welcomed into a hallway featuring a useful storage cupboard and access to a spacious living room, ideal for relaxing and entertaining. To the rear, a generously sized dining room provides open access to the kitchen, creating a practical and sociable layout. A small inner hallway leads to a convenient ground floor WC and offers direct access to the rear garden.

Upstairs, the property boasts three well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. A family bathroom completes the first floor, featuring a bath with an over-bath shower.

Externally, the property enjoys a desirable corner plot, offering a wrap-around private garden—perfect for outdoor dining, children's play, or simply unwinding.

Ideally located close to local amenities, shops, and schools, the property also benefits from excellent transport links and easy access to public transport, making it a convenient choice for commuters.

Freehold / Council Tax Band A / EPC C

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

Please note this property is of non-standard construction (timber framed). Please refer to your mortgage advisor. Auctioneer Comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. payment varies but will be no more than £960 inc. VAT. These services are optional.

Photographs



Rooms

Hallway 1

2.93m x 0.91m (9'7" x 3'0")

Hallway 2

1.73m x 0.81m (5'8" x 2'8")

Living Room

4.72m x 3.21m (15'6" x 10'6")

Dining Room

3.5m x 2.62m (11'6" x 8'7")

Kitchen

3.59m x 2.1m (11'10" x 6'11")

Rear Entrance Hallway

1.85m x 0.97m (6'1" x 3'2")

WC

1.83m x 0.89m (6'0" x 2'11")

Landing

2.61m x 2.06m (8'7" x 6'10")

Bedroom One

3.57m x 2.97m (11'8" x 9'8")

Bedroom Two

3.27m x 2.71m (10'8" x 8'11")

Bedroom Three

2.93m x 2.36m (9'7" x 7'8")

Bathroom

2.04m x 1.81m (6'8" x 5'11")

Floorplan



Map



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