



The Nettlefolds, Hadley, Telford

£195,000



 4  2  1

Freehold | EPC rating: D

- Investment opportunity with tenants in situ
- ****No Upward Chain****
- Four double bedroom townhouse
- Current monthly rent: £980 (£11,760 per year)
- Tenants in situ since 2016
- Garage and allocated parking

BELVOIR!

Property is personal

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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

Photographs



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")

Floorplan



Map

