

Withywood Drive, Malinslee, Telford

2 1 1

£89,950

- ***NO UPWARD CHAIN***
- Ground floor flat
- Spacious living room
- Two good-sized bedrooms
- Residents' car park
- Walking distance to Telford Town Centre
- Leasehold
- EPC rating C







Two Bedroom Ground Floor Flat - Withywood Drive, Malinslee

Situated on Withywood Drive in the popular area of Malinslee, this well-proportioned two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers or investors. The property is being sold with no upward chain and is conveniently located for a range of local amenities, with shops, schools and everyday facilities close by, while Telford Town Centre is also within comfortable walking distance.

The accommodation is accessed via a welcoming hallway, providing access to all principal rooms. The spacious living room offers a comfortable and versatile reception space, while the kitchen/diner provides a practical area for both cooking and dining.

There are two well-sized bedrooms, with the principal bedroom measuring approximately 13'2" x 8'9" and the second bedroom approximately 12'2" x 8'2". The property also benefits from a bathroom and useful additional storage cupboard.

Externally, residents benefit from a car park situated to the front of the property, providing convenient off-road parking.

The property is ideally placed for commuters, with excellent transport links and easy access to the A442, which in turn provides connections to the wider road network and the M54 motorway.

Overall, this is a conveniently located and generously proportioned two bedroom ground floor flat, offering well-planned accommodation together with excellent access to local amenities, Telford Town Centre and major transport routes.

Leasehold / Council Tax band A / EPC C / As advised by our vendor, the property is subject to a service and maintenance charge of approximately £50 per month, together with an annual ground rent of £10.

Lease Start Date 17/01/2013 - Lease End Date 18/01/2112 - Lease Term 99 years from 18 January 2013 - Lease Term Remaining 85 years

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.









Hallway 3.79m x 2.34m (12'5" x 7'8")

Cupboard 2.33m x 1.57m (7'7" x 5'2")

Bedroom One 4.03m x 2.68m (13'2" x 8'10")

Bedroom Two 3.71m x 2.51m (12'2" x 8'2")

Living Room 4.35m x 3.55m (14'4" x 11'7")

Kitchen/Diner 4.56m x 2.37m (15'0" x 7'10")

Bathroom 2.2m x 7.71m (7'2" x 25'4")



Belvoir
Property is personal

Approximate total area[1]

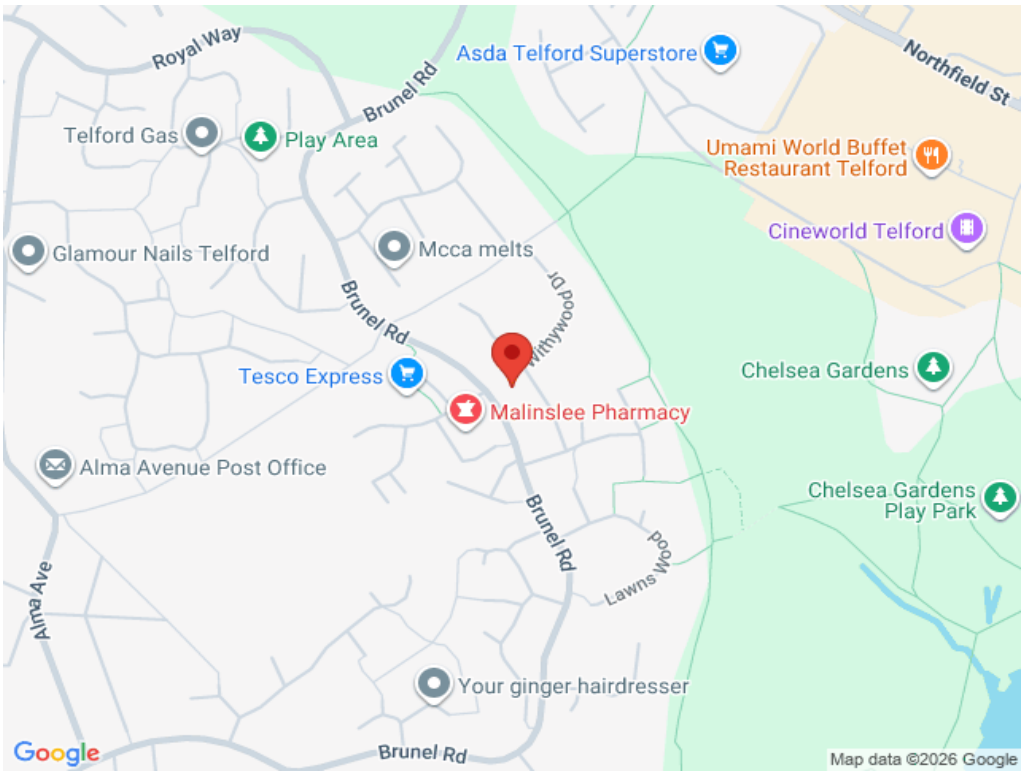
705 ft²

65.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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