



## 53 NEAR VALLENS, HADLEY TELFORD, TF1 5SH

OFFERS IN THE REGION OF £125,000  
FREEHOLD

Two bedroom semi-detached property requiring renovation. Hallway, kitchen, living room, two bedrooms, bathroom, driveway and car port. PLEASE NOTE THE PROPERTY HAS NO KITCHEN OR BATHROOM FITMENTS SO MORTGAGE AVAILABILITY WILL BE LIMITED. Other than vehicles, the property is sold as seen - CASH BUYERS WILL BE PREFERRED.



## 53 NEAR VALLENS

• REQUIRES RENOVATION • TWO  
BEDROOMS • LIVING ROOM • DRIVEWAY • NO  
CHAIN



### APPROACH

Driveway providing off road parking.

### HALLWAY

9'9" x 5'11"

### KITCHEN

9'9" x 6'6"

### LIVING ROOM

13'6" x 12'8"

### FIRST FLOOR LANDING

### BEDROOM ONE

12'8" max x 10'9" max

### BEDROOM TWO

12'8" x 6'6"

### BATHROOM

6'10" x 5'10"

### REAR GARDEN

### TENURE

The agent has not seen the title register but assumes the property is freehold. Any interested party should instruct their legal representative to confirm tenure prior to purchase.

### SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

### COUNCIL TAX

Telford and Wrekin - Tax Band A

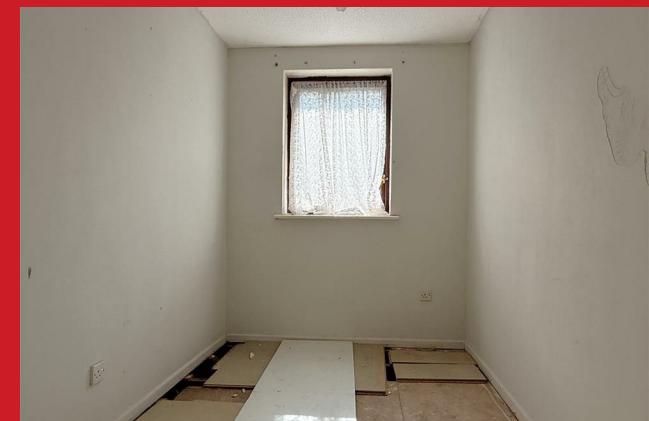
### BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

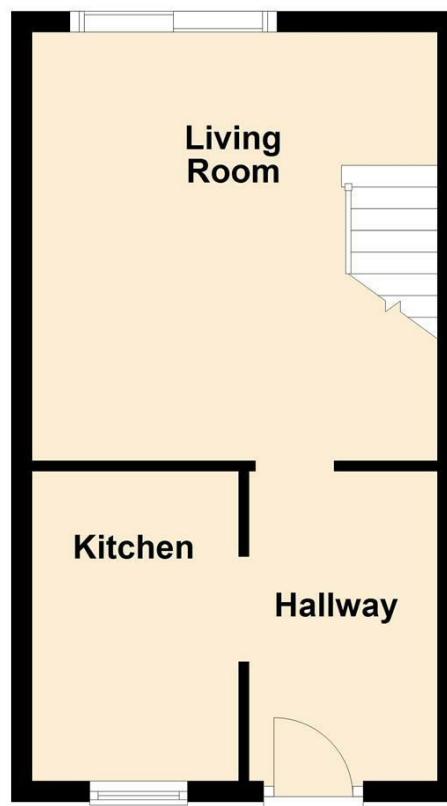
Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

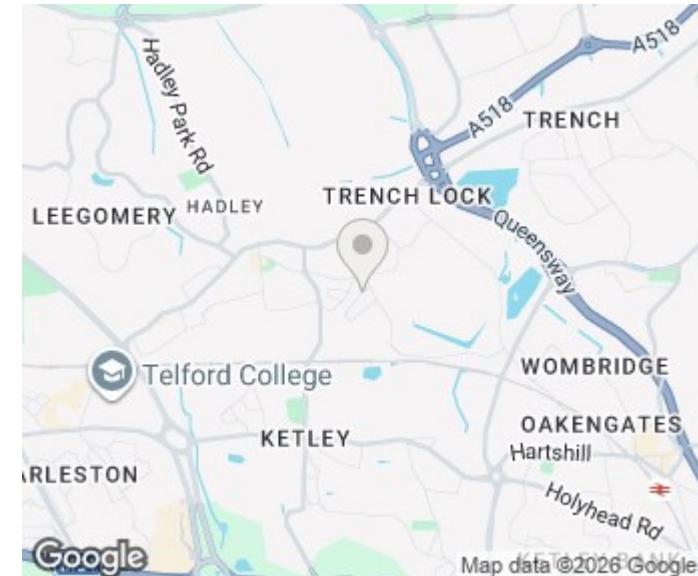
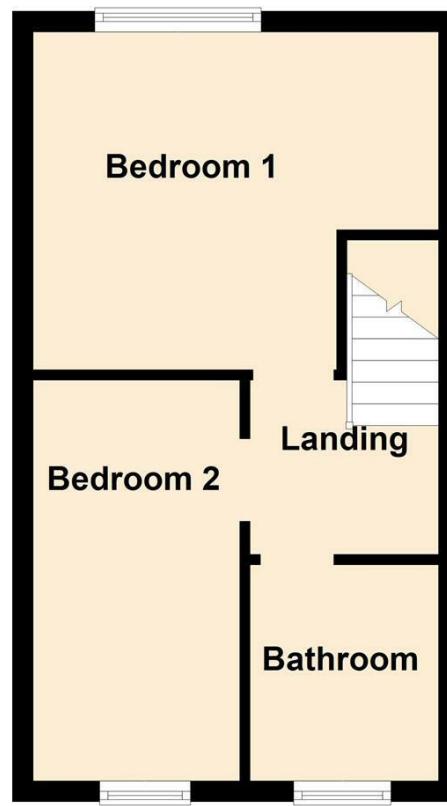
## 53 NEAR VALLENS



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements