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29 Villa Court, Madeley, Telford, TF7 5AG

Offers In The Region Of £67,500



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Madeley is a well established residential district of Telford, and is served by a Centre with local shops, Tesco supermarket, Post Office etc. There is a small retail park close by, as are Primary and Secondary schools including the Madeley Academy and Abraham Darby schools. The historic town of Ironbridge, which forms part of a World Heritage site, is about 2 miles away.

Available with No Upward Chain

Ideal for first time buyers or for investors, this property comprises a one bedroomed first floor flat, being one of 8 flats in a three storey block accessed off a central communal ground floor entrance door.

Approached off the first floor landing, this gas centrally heated and double glazed flat benefits from the following accommodation in more detail:-

Modern composite panelled entrance door to

Flat Entrance Hall

having panelled radiator and two built-in storage cupboards

Full Width Open Plan Living/Breakfast Kitchen

22'8" x 9'10" (6.93 x 3.01)

Living area having radiator and uPVC framed double glazed window.

Kitchen having a range of fitted base and wall mounted cupboards and comprising a stainless steel single basin sink unit with double cupboard below. Worksurface to the side having plumbing connection for a washing machine. Recess for an upright fridge-freezer. Return worksurface with integrated electric oven and 4 ring gas hob. Further corner and single base cupboards with worktop to finish. Splash back wall tiling and matching wall cabinets. Breakfast bar. Open fronted shelved cupboard and boiler cupboard.

Bedroom

11'2" x 10'3" (3.41 x 3.14)

a double sized bedroom with radiator and uPVC framed double glazed window. Built-in wardrobe.

Bathroom

suite comprising enamel surfaced bath with wall tiling above and electric shower over. Wash hand basin and low level flush W.C. Radiator. uPVC framed double glazed window.

Outside

The property includes a useful store cupboard off the main communal first floor landing. The property does not have any allocated parking but residents parking is adjacent on a first come, first served basis.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band A.

EPC RATING: C (74)

TENURE: We are advised by the Vendor, that the property is held on a long leasehold for a term of 125 years with 88 years unexpired and a ground rent of £10 pa. We further understand that there is a service charge for the maintenance/upkeep of common areas and building insurance and that the current annual charge for 2026-2027 is £625. Vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected. The property is heated via a series of radiators served by a gas fired combination boiler located in the kitchen cupboard.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service may be available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past five years.

PLANNING PERMISSIONS/DEVELOPMENTS: We are not aware of any planned developments or permissions that may impact the property.

COAL FIELDS/MINING: The property has not been affected by any mining related issues. However, Telford is an historic mining area and potential purchasers are advised to make their own enquiries into this issue.

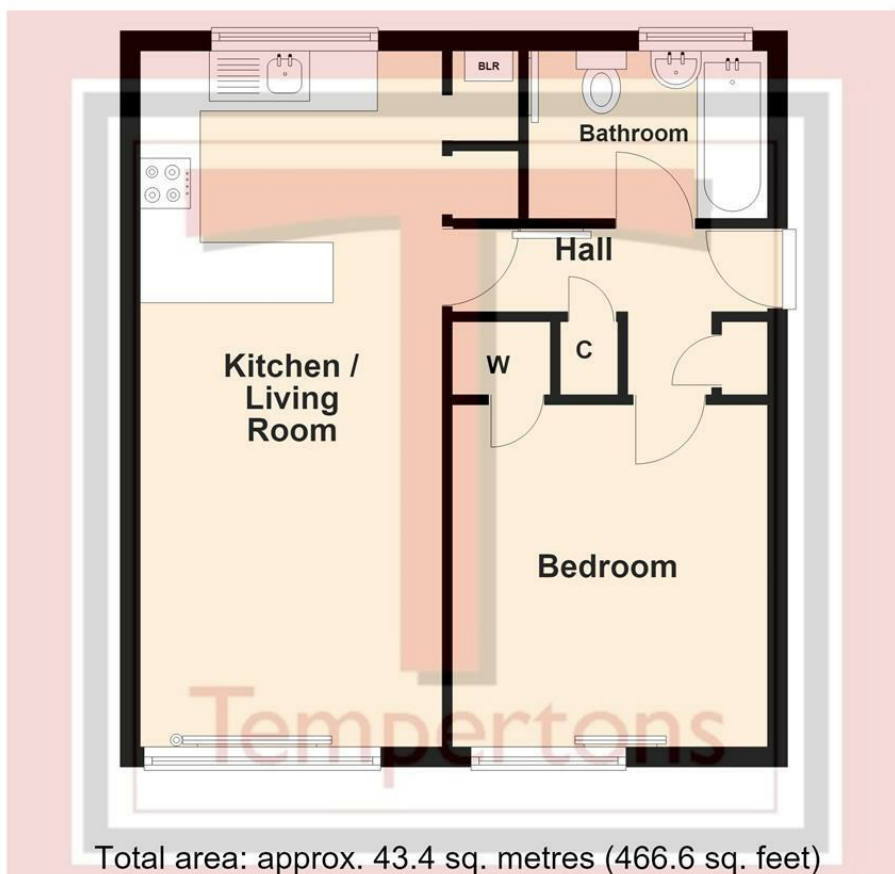
VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

First Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property. Plan produced using PlanUp.

29 Villa Court, Madeley, Telford

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.