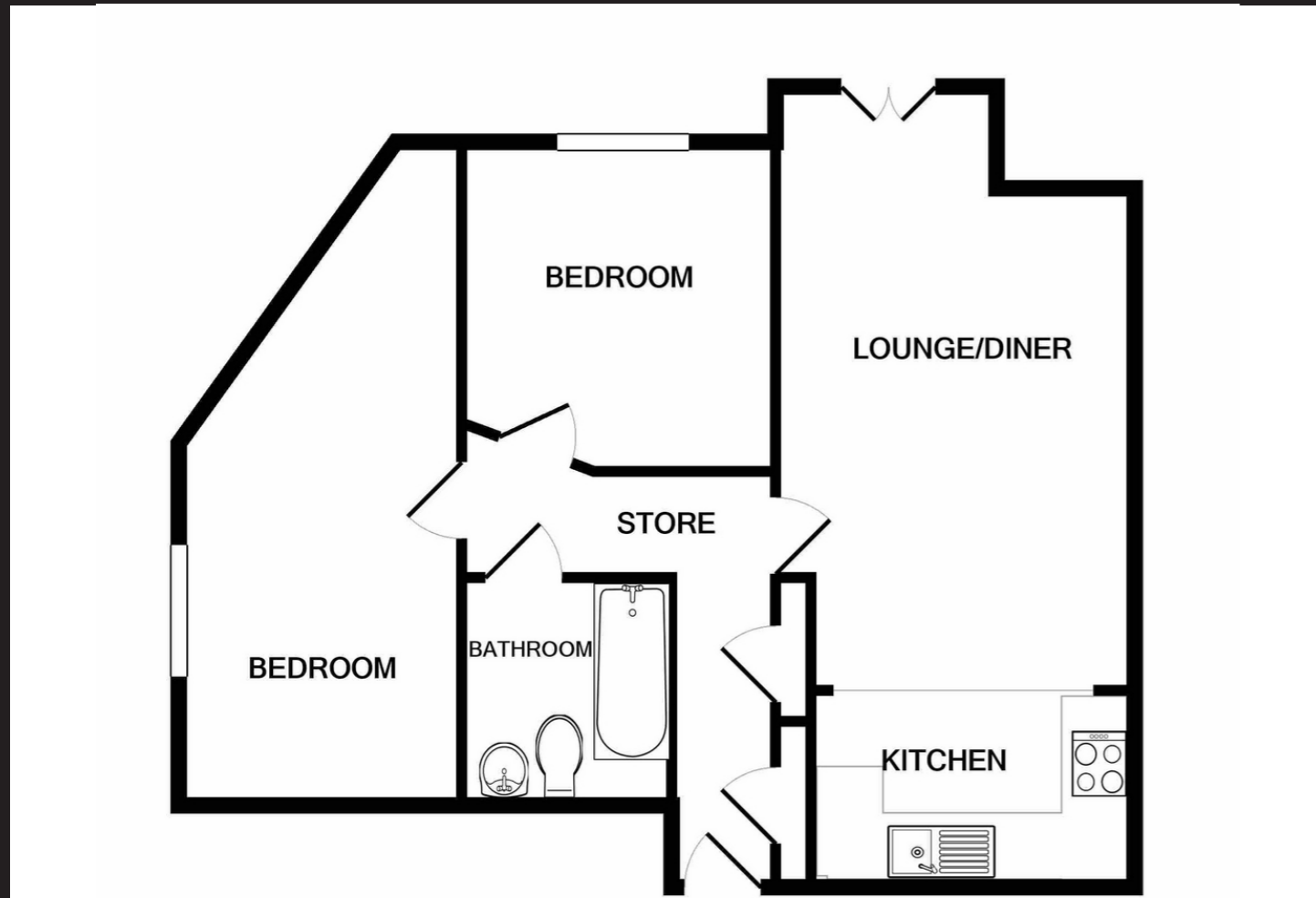




Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
79	80	83	84



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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**Ferridays Fields,
Telford, TF7 5GH**

£80,000 Leasehold

Looking for your next investment - It's here, take a look

IMPORTANT NOTICE As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain the possession of bjb.



Calling all Landlords, this is a investment property with tenants that is happy to stay with a new landlord.

Modern throughout, this second floor flat has spacious open plan living with lounge, dining area with Juliette balcony window, well presented kitchen area. The landing leads to two bedrooms, a bathroom and two storage rooms.

The block of flats is at the top of a relatively new estate, close to shops, medical centre, community centre and a school. Nice walks and a view of the Wrekin from the lounge window.

Current tenants pay £520 a month and they maintains the property to a very high standard.

Hallway 3'4" x 5'0" (1.02m x 1.54m)

Lounge/Diner 10'5" x 15'3" (3.2m x 4.65m)

Beautifully presented living room with dining area by the Juliette balcony with views over the Wrekin. Open plan living room leading into the kitchen.

Kitchen 10'4" x 5'9" (3.15m x 1.77m)

Well presented kitchen with matching low level and high level cream and grey high gloss units. A built in oven, gas hob and an extractor fan. Space for a fridge freezer and a washing machine.

Master Bedroom 8'6" x 12'6" (2.61m x 3.81m)

Spacious master bedroom with room for bedroom furniture as well as double bed. The flooring is carpet and there is a window to the front elevation of the property.

Bedroom Two 7'1" x 11'8" (2.16m x 3.57m)

A single bedroom with space for bedroom furniture. The current tenant has this as a bedroom and study area too. A window looks out to the rear elevation and the flooring is carpet.

Bathroom 5'6" x 6'2" (1.69m x 1.88m)

Modern bathroom with white suite of w.c. wash basin and bath with an Aqualisa shower above.



Outside

Outside the front of the property is a green area and space for visitor parking, There is a walk way to the right of the property, ideal for those that like a bit of exercise.

To the rear of the property is allocated parking for residents.

