



Helping *you* move



16 Clift Crescent, Wellington

Investment opportunity - Tenant in Situ. A Three Bedroom Semi-Detached House with off road parking providing a current Gross Yield of 5.82% based on current asking price.

Offers in the Region of

£165,000

16 Clift Crescent, Wellington, Telford, Shropshire, TF1 2AL

Overview

- Investment Purchase Only
- Semi-Detached House
- Lounge
- Kitchen
- Ground floor toilet
- Three Bedrooms
- Bathroom
- Driveway parking
- Lawned Gardens
- Gas Central Heating
- Double Glazing
- No Upward Chain
- EPC C, Council Tax B



Location

Situated approximately 1/2 mile distant from the Market Town of Wellington, offering a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities, Telford College and Wrekin College. Access to the M54 via junction 7 is approximately 1/2 mile distant and provides access in the east to Telford Town Centre with its excellent range of shops and leisure facilities, and to the wider West Midlands Conurbation, or towards Shrewsbury in the West.

Brief Description

Investment purchase only - Tenant in situ paying £800pcm providing a Gross Yield of 5.82% based on current asking price.

The property is entered into a small Hall with stairs up to the first floor Landing. A door off to the right leads into the Lounge with two windows on the front and open access to the under stairs storage space. An open doorway leads into the Kitchen which has a range of base and wall mounted units with working surfaces and inset sink unit, provision and space for three appliances, two windows overlooking the rear garden and door into a rear Hall with door to outside and folding door into the downstairs toilet.



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From the first floor Landing you will find Three Bedrooms, two on the rear and one on the front. The Bathroom has a white three piece suite. The property benefits from gas central heating and double glazing.

Externally, the property is approached over a concrete parking area with a folding bollard; adjacent lawned garden and gate providing side access into the rear garden which has a patio area and lawned garden.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. There are covenants connected to the Title, if you would like more information please contact the agent.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Morrisons roundabout in Wellington proceed along Spring Hill and turn left into Orleton Lane. Carry on over the bridge and bear around to the left into Hollies Road - Clift Crescent is the second turn on the left; the property will be found on the right hand side towards the end of the cul-de-sac.

METHOD OF SALE

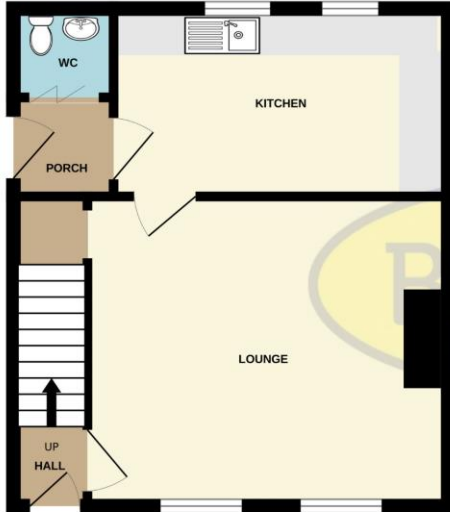
For Sale by Private Treaty.

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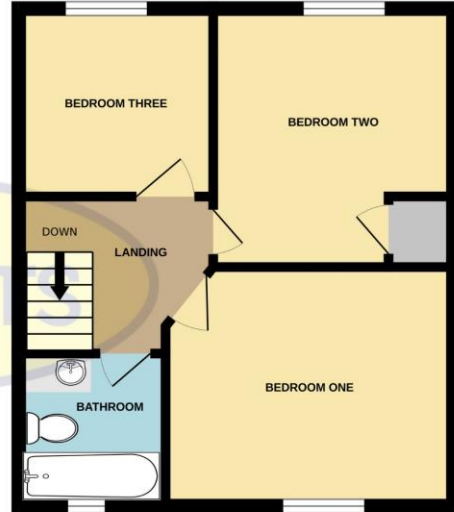
AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2024

All measurements quoted are approximate:

LOUNGE 14' 8" x 12' 7" (4.47m x 3.84m) max.

KITCHEN 13' 7" x 7' 7" (4.14m x 2.31m)

TOILET 3' 8" x 2' 0" (1.12m x 0.61m)

BEDROOM ONE 11' 8" x 9' 8" (3.56m x 2.95m)

BEDROOM TWO 10' 8" x 9' 9" (3.25m x 2.97m)

BEDROOM THREE 7' 8" x 7' 4" (2.34m x 2.24m)

BATHROOM 6' 2" x 5' 9" (1.88m x 1.75m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		98
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.