



Helping *you* move



40 Grinshill Flats, Severn Drive, Wellington

Offered for sale with no upward chain, this generously proportioned Two Bedroom First Floor Flat is situated in a popular residential area, convenient for a range of local neighbourhood amenities and local nature reserve.

Offers in the Region of

£115,000

40 Grinshill Flats, Severn Drive, Wellington, Telford, TF1 3JT

Overview

- Generously Proportioned First Floor Flat
- No Upward Chain
- Ideal Investment Opportunity or First Time Buy – tenant in situ, however, vacant possession can be given upon completion
- Fitted Kitchen
- Lounge
- Two Bedrooms
- Bathroom
- Gas CH, Double Glazing
- Communal Parking Area
- EPC C, Council Tax A



Location

Situated close to Dothill Pond, forming part of Dothill Nature Reserve, this is an ideal location for walkers and nature lovers alike. There is a mini-morrisons nearby, along with Primary and Secondary education facilities. Wellington Market Town is approximately 1 mile distant and provides a range of shopping and leisure amenities along with Bus and Railway Stations and access to the M54 Motorway and Princess Royal Hospital.

Brief Description

Offered for sale with No Upward Chain, this First Floor Flat provides spacious, well presented accommodation throughout. Entering into the communal hallway with a security intercom system connected to each flat; stairs ascend to the first floor where no.40 can be accessed - an entrance door leads into the Entrance Hall with doors off to the Bedrooms; the Lounge is located at the end of the Hallway with window and door into the Kitchen which has been fitted with a range of drawers, base and wall mounted units, integrated oven with hob and extractor over, space and provision for a washing machine and fridge / freezer.



The Bathroom has a white three piece suite. There are two good sized double Bedrooms. The accommodation benefits from gas central heating and double glazing.

A communal parking area is to the rear along with some green space, bin stores and a shed.

The property currently has a tenant in situ, and a landlord purchaser would be preferred, however, vacant possession may be given upon completion. The ground rent is £10pa with the annual service charge being £600pa. The Tenant currently pays £640pcm providing a gross yield of 6.6%.



TENURE

We are advised that the property is Leasehold (104 years remaining) and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. The property currently has a tenant in situ, and a landlord purchaser would be preferred, however, vacant possession may be given upon completion.

LOCAL AUTHORITY

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

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 Junction 6 off the M54 proceed towards Ketley Brook roundabout, take the exit onto Whichurch Drive, continue straight over the roundabout onto Whichurch Drive, at Apley roundabout take the 1st exit onto Apley Avenue, at the roundabout take the 2nd exit merging onto North Road and take the second right onto Tern Way and at the T junction right onto Severn Drive. Grinshill flats are on the left hand side, no.40 will be in the block opposite Perry Court.

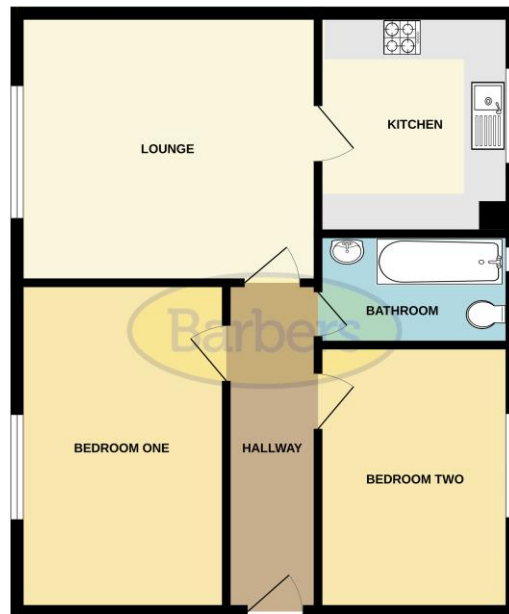
METHOD OF SALE

For Sale by Private Treaty.

WE37185.280125

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which 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 Movebutler, and is non-refundable.

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.
Made with Merge 12/20

All measurements quoted are approximate:

LOUNGE 13' 7" x 13' 2" (4.14m x 4.01m)

KITCHEN 10' 0" x 8' 10" (3.05m x 2.69m)

BATHROOM 8' 1" x 4' 6" (2.46m x 1.37m)

BEDROOM ONE 13' 9" x 9' 5" (4.19m x 2.87m)

BEDROOM TWO 12' 0" x 8' 8" (3.66m x 2.64m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.