



Helping *you* move



37a Great Bolas, Great Bolas

INVESTMENT PURCHASE ONLY - PROTECTED TENANT. Situated in the highly desirable Hamlet of Great Bolas, this spacious House offers a Lounge, Breakfast Kitchen, Three Bedrooms and Bathroom.

Offers in the Region of

£185,000

37a Great Bolas, Nr. Telford, Shropshire, TF6 6PQ

Overview

- Semi-Detached Cottage
- INVESTMENT PURCHASE ONLY
- PROTECTED TENANT
- Lounge
- Breakfast Kitchen
- Three Bedrooms
- Bathroom and toilet
- Gardens to the front & rear
- EPC rating of D
- Council Tax Band of B



Location

Set in a lovely rural location, yet just 7 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - with a village shop and popular pub nearby in the village of Tibberton.

Within the catchment area for Tibberton Junior School and Newport Girls High School and Adams Grammar School are both located in the Town of Newport. A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.

Brief Description

Offered for sale as an Investment Purchase only with a protected tenant in situ under the Rent (Agriculture) Act 1977 paying a current rent of £516pcm (3.35% gross yield based on current asking price). Located in the rural hamlet of Great Bolas, this semi-detached House is entered into an Entrance Porch with access into the Hall having stairs to the first floor. The Lounge has a dual aspect to front and rear as does the Kitchen / Diner. A door gives access into the Utility Room with door and window to side.

Stairs ascend to the first floor Landing with window and cupboard. There are two bedrooms overlooking the front and one bedroom overlooking the rear. The Bathroom has a two piece white suite and there is a separate toilet.

Externally the property enjoys lawned gardens to the front and rear. The semi-detached Garage (one for 36a and one for 37a) is located via a track to the rear.



AGENTS NOTE

We have been advised by our Vendor that they believe that the property was underpinned 30+ years ago.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council Southwater Square, St Quentin Gate, Telford, TF3 4EJ. The Council Tax banding is B.

SERVICES

We are advised that mains water and electricity are available. Heating is by way of an oil fired system. Drainage is by way of a shared septic tank (we are aware of potential issues with the drainage at the property, we would advise buyers to make their own investigations). 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.

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 Wellington proceed along the A442 towards Crudgington. Proceed through Crudgington and a short distance along you will enter the edge of Waters Upton where on your right hand side is a post office - turn right immediately after. Follow the road for approx. 1.75 miles through Meeson and just after the turning on your left hand side, sign posted for St Johns The Baptist Church, the property will be found a short way along on the left.

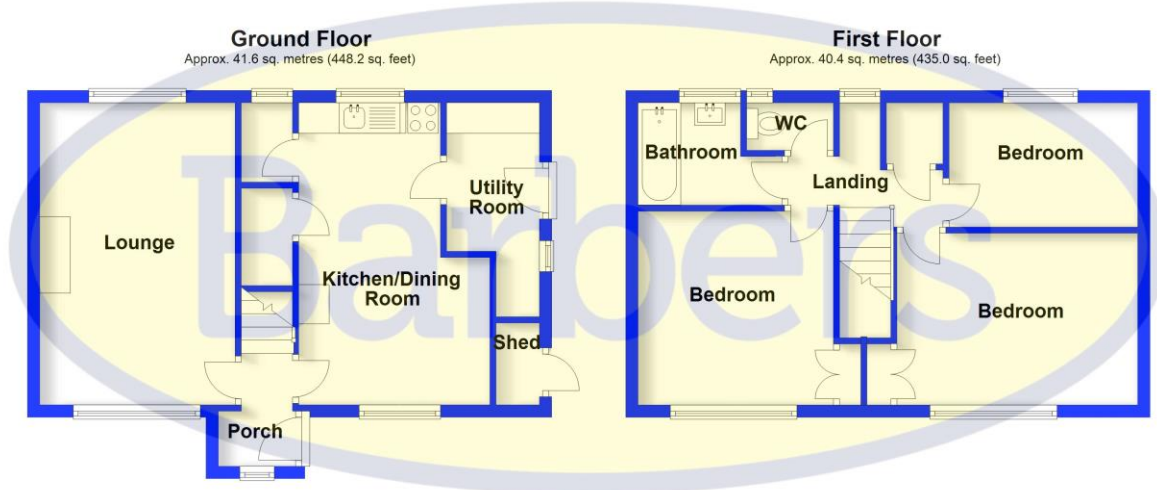
METHOD OF SALE

For Sale by Private Treaty.

WE31038.060622

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.



Total area: approx. 82.1 sq. metres (883.2 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

All measurements quoted are approximate:

LOUNGE 16' 4" x 10' 6" (4.98m x 3.2m)

KITCHEN 16' 3" x 10' 3" (4.95m x 3.12m)

UTILITY ROOM 11' 4" x 5' 0" (3.45m x 1.52m) max.

BEDROOM ONE 13' 1" x 9' 3" (3.99m x 2.82m)

BEDROOM TWO 10' 2" x 6' 7" (3.1m x 2.01m)

BEDROOM THREE 10' 8" x 10' 5" (3.25m x 3.18m)

BATHROOM 7' 8" x 5' 5" (2.34m x 1.65m)

TOILET 4' 11" x 2' 6" (1.5m x 0.76m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	44	
(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.