



**Estate Agents
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92 Dalford Court, Hollinswood, Telford, TF3 2BP

Offers In The Region Of £92,500

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Investment Opportunity

Hollinswood is a popular and well established residential district of central Telford. The town's covered shopping centre and Southwater leisure development are less than a mile away, as is the railway station and M54 and A442, providing links to the West Midlands, Shrewsbury and central Wales.

The property forms part of a purpose built development of flats and is within walking distance of most local amenities.

92 Dalford Court comprises a large two bedroomed second floor flat positioned at the end of the block, over a bank of garages and another similar sized flat. The property includes the middle garage in the block.

The gas centrally heated and double glazed accommodation is set out in more detail as follows:-

Accessed via a communal entrance stairwell and landing, flat entrance door to

Entrance Hall

with radiator and built-in storage cupboard. Further built-in storage cupboard.

Lounge/Diner

18'2" x 12'11" (5.56 x 3.95)

good size living room having dual aspect and uPVC framed double glazed windows. Panelled radiator. Off is a useful walk-in storage cupboard.

Kitchen

12'9" x 7'11" (3.91 x 2.42)

having a range of fitted base and wall mounted cupboards and comprising a 1 1/2 bowl single basin single drainer sink unit with double cupboard below. Return work surface with corner cupboard beneath and space for washing machine. Further work surface area with corner, double and single cupboards beneath. Built-in electric oven with 4 rings gas hob above and filter extractor hood over. Splashback wall tiling and matching wall cabinets. uPVC framed double glazed window. Panelled radiator. Gas fired combination boiler.

Bedroom One

14'2" x 8'9" (4.34 x 2.68)

good double size bedroom with uPVC framed double glazed window and radiator. Walk-in wardrobe with bi-fold doors, shelving and hanging rail.

Bedroom Two

13'9" x 8'9" (4.20 x 2.68)

double size bedroom with uPVC framed double glazed window and radiator.

Bathroom

fully tiled walls to 3 sides and having enamel surface bath with mains feed Triton shower over. Wash hand basin with vanity cupboard below. Radiator and uPVC framed patterned double glazed window.

Separate W.C.

with low level flush toilet.

Outside

The property includes a single size garage and this is positioned below, front and centre, with a white door facing the residents parking area.

Additional Information

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

EPC RATING: D (60)

TENURE: We are advised by the Vendor, that the property is held on a Leasehold basis with a 125 year lease from 1st April 1989 and a ground rent of £10pa. Service charge of £777.00, payable on 12 x £64.75 basis.

TENANCY: The tenancy was converted to Assured Period on 1st May 2026 and is currently rented out at £700pcm.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.

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 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planned developments or permissions that would impact the property.

COAL FIELDS/MINING: The vendors are not aware of any mining related issues have affected the property. However, Telford is an historic mining

area and prospective purchasers are advised to make their own enquiries with regards to this.

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

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

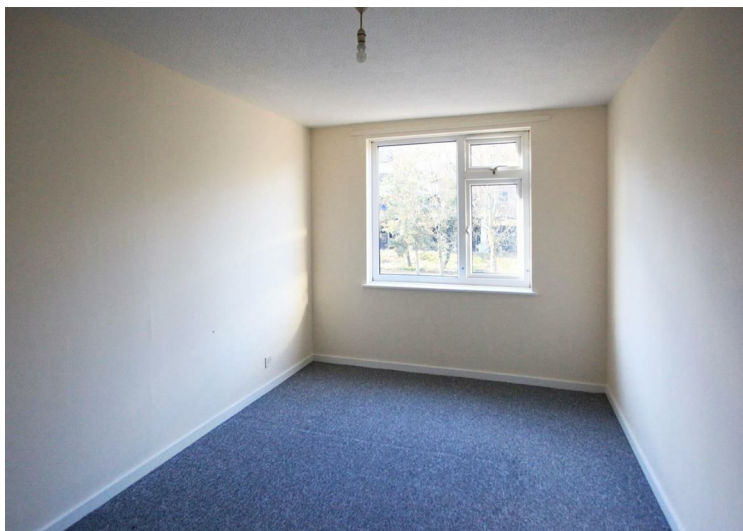
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

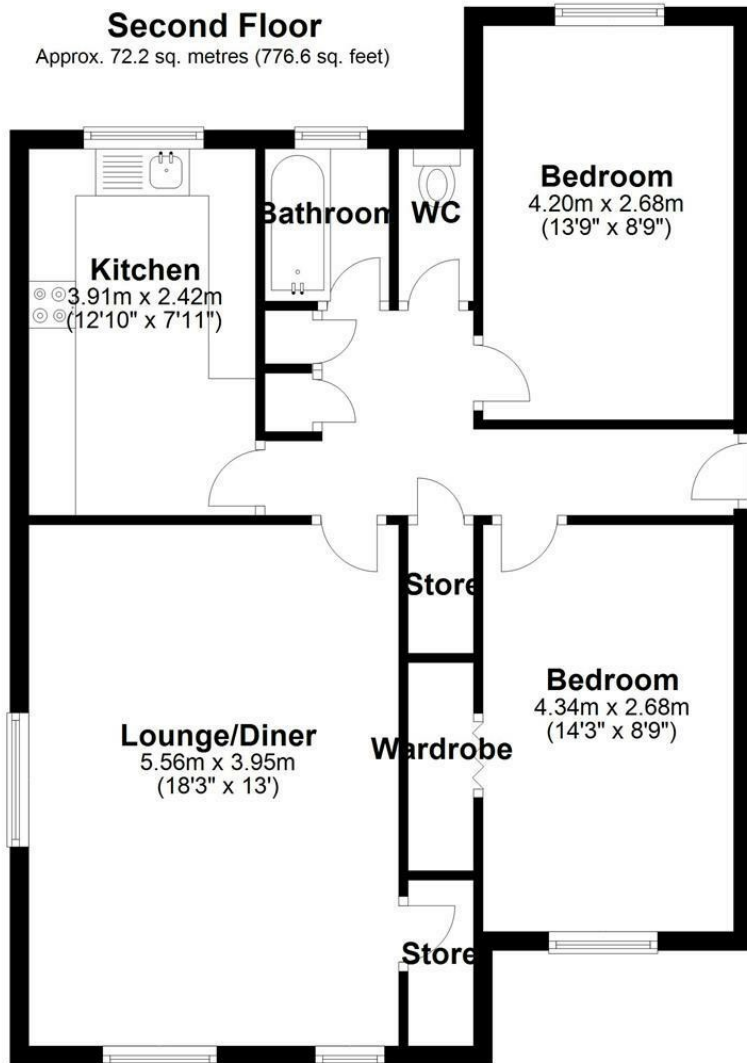
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	68
England & Wales		EU Directive 2002/91/EC



Total area: approx. 72.2 sq. metres (776.6 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.