



St Leonards Place  
Malinslee  
Telford  
Shropshire  
TF4 2DY

Offers in Excess of £225,000

bettermove

# St Leonards Place Telford

Bettermove are proud to present this 3 bedroom semi-detached house in Malinslee available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, bathroom, utility room, conservatory and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and a study, the second floor hosts the 3rd bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular residential area of Malinslee, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A442, Telford central station and M54.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



# Leonards Place, Malinslee, Telford, Shropshire

## Approximate Gross Internal Area 142 Sq M/1529 Sq Ft



**Ground Floor**

**First Floor**

**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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