

SAMUEL WOOD

45 Ferridays Fields, Woodside, Telford, Shropshire, TF7 5GH

Auction Guide £68,250









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FOR SALE BY AUCTION. Samuel Wood is delighted to offer for sale this attractive two bedroom first floor apartment in Woodside, Telford. A fantastic opportunity for investors looking for a reliable annual income, the well designed accommodation offers stylish open plan living. Located in close proximity to the local primary and secondary schools, pubs, shops and useful road links. For sale by traditional online auction finishes at tbc: Viewing is highly recommended by the selling agent.

- Traditional Online Auction - end date to be confirmed
- First Floor Leasehold Property
- Attractive Two Bedroom Apartment
- Open Plan Living
- Two Spacious Bedrooms
- Contemporary Bathroom
- Allocated Parking Space In Private Carpark
- Investment Opportunity - Tenant in Situ
- Close To Local Amenities
- Gas Central Heating - EPC Rating B

45 Ferridays Fields is a stylish, modern two-bedroom first-floor apartment located in the Woodside area of Telford. This well-designed property offers open-plan living with a combined kitchen and living space that maximises both light and functionality. The kitchen area is modern and integrated seamlessly into the main living area, creating a spacious environment ideal for relaxation or entertaining. The apartment comes with an allocated parking space, ensuring convenience for residents.

Both bedrooms in the apartment are generously sized doubles, providing ample space for comfortable living. The contemporary bathroom is designed with modern fixtures and complements the overall aesthetic of the property. Additionally, the apartment includes plenty of storage cupboards, allowing residents to maintain an organised and clutter-free space. This thoughtful layout and design make it an attractive home for both personal use and rental purposes.

Situated near local amenities, the property is close to both primary and secondary schools, making it ideal for families or long-term tenants. Nearby pubs, shops, and convenient road links provide added appeal, ensuring easy access to daily essentials and leisure activities. With a tenant currently in situ, this property is an appealing investment opportunity, offering immediate rental income in a desirable area of Telford.

Please note: this property is for sale by traditional online auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price. There is a buyer's premium of £4800 (incl. Vat) which will be charged immediately online.

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Samuel Wood and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Exchange takes place instantly and the successful buyer has 28 days to complete the purchase.

https://samuelwood.bambooauctions.com/property/ferridays-fields-woodside-telford-1426175

Services

We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 13Mbps & Superfast 140Mbps

Flood Risk: Very Low.

Tenure

We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 125 years from 1.3.2016 - 115 years Remain
Service Charges: £1590.88 per annum
Ground Rent: £422.32 per annum
Next Ground Rent Review Period: tbc

Local Authority

Local Authority: Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

Council Tax Band: A

Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.









Floor Plans



TOTAL: 47.3 m² (509 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.