

Captain Webb Drive, Dawley

2 1 1

£119,950

- ***NO UPWARD CHAIN***
- Ground floor flat
- Two bedrooms
- Spacious living area
- Allocated parking space
- Ideal first-time purchase or investment opportunity
- Leasehold
- EPC rating C



A well-presented **ground floor flat** situated within the popular Balmoral Court development on Captain Webb Drive, Dawley for sale with **no upward chain**. Offering well-proportioned accommodation, the property would make an ideal first-time purchase, investment opportunity or low-maintenance home. The property has been newly decorated with new flooring recently and the boiler was replaced in 2026.

The accommodation comprises a welcoming **entrance hall**, leading into a spacious **living area** with a pleasant layout and ample room for both living and dining furniture. The adjoining **kitchen** is well positioned and provides a practical range of fitted units and workspace.

There are **two bedrooms**, with the principal bedroom offering generous proportions, while the second bedroom would suit a single bedroom, home office or guest room. The property is completed by a **bathroom**.

Externally, the property benefits from an **allocated parking space within the residents' car park**, providing convenient off-road parking.

The property is particularly well located for local amenities, being within a short walk of **Dawley High Street**, where a range of shops and everyday facilities can be found. Doctors, dentists and local schools are also readily accessible. There are **good transport links** to the surrounding areas, making the property well suited to commuters and those looking for convenient access to Telford and beyond.

Leasehold / Council Tax Band A / EPC C

Lease Start Date: 26/11/2009 - Lease End Date: 01/01/2133 - Lease Term: 125 years from 1st January 2008 - Lease Term Remaining: 106 years

Monthly Service Maintenance Fee: £169.26. Annual Ground Rent: £150.00









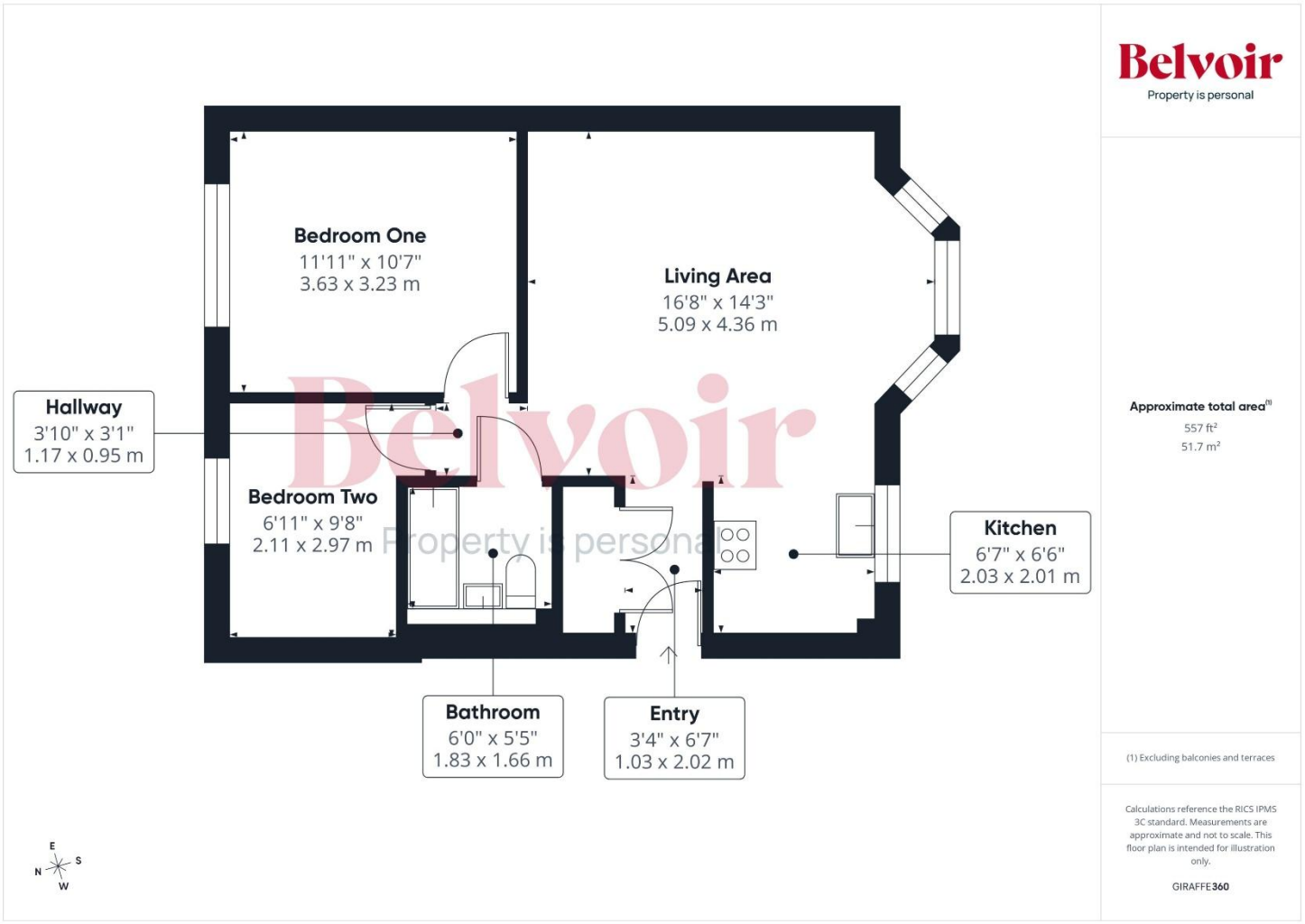




AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and 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 Lifetime Legal, and is non-refundable.

Floor Plan



Room Measurements

Living Area 5.09m x 4.36m (16'8" x 14'4")

Kitchen 2.03m x 2.01m (6'8" x 6'7")

Bedroom One 3.63m x 3.23m (11'11" x 10'7")

Bedroom Two 2.11m x 2.97m (6'11" x 9'8")

Bathroom 1.83m x 1.66m (6'0" x 5'5")

Hallway 1.17m x 0.95m (3'10" x 3'1")

Entry 1.03m x 2.02m (3'5" x 6'7")

QR Codes

Material Information Report

Virtual Tour



Belvoir

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