



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



9 St. George Way, Newport, TF10 7FH
Offers In The Region Of £245,000

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The property forms part of a popular and privately built modern residential development, positioned within walking distance of Newport town centre. There are highly regarded schools in Newport, all with good OFSTED ratings, including two selective secondary schools, along with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is easy access to the main road network from Newport.

The gas centrally heated and uPVC double glazed property is set out in further detail below;

Partially glazed front door into...

Porch

With radiator and side aspect uPVC double glazed window. Door to...

Lounge

14'5" x 11'8" (4.41 x 3.56)

Having a front and side aspect uPVC double glazed window. Central electric log effect burner with beam above. Inset for a wall mounted TV. Radiator and storage cupboard.

Inner Hall

Staircase leading to the first floor Landing and door to...

Cloakroom / WC

Having a low-level flush WC and pedestal wash basin. Radiator.

Fitted Kitchen

8'9" x 11'8" (2.67 x 3.56)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces over. Oven with 4 ring gas hob over and extractor hood above. Space for an upright fridge-freezer and washing machine. Cupboard housing the gas fired combination boiler. uPVC patio doors to the rear garden and radiator.

The staircase from the Inner Hall rises to the first floor Landing, having a radiator.

Second Bedroom

8'9" x 11'8" (2.67 x 3.56)

Double bedroom with two front aspect uPVC double glazed windows. Built-in double wardrobe and radiator

Third Bedroom

8'9" x 11'8" (2.69 x 3.56)

Single bedroom with a rear aspect uPVC double glazed window and radiator.

Bathroom

Being partially tiled with panelled bath. Low-level flush WC and pedestal wash basin. Side aspect uPVC double glazed window and chrome towel radiator.

Staircase from the first floor Landing rises to the second floor, having a storage cupboard. Door to...

Main Bedroom

16'9" x 8'5" (5.12 x 2.59)

Double bedroom having a front aspect uPVC double glazed window and radiator. Door to...

En-suite

Tiled shower cubicle with mains fed shower. Pedestal wash basin and low-level flush WC. Skylight and radiator. Space for dryer.

Outside

A small gate opens into the front garden, set out to slate chippings and a slabbed path leading to the front door. To the side of the house, a tarmaced drive offers off-road parking for two cars and a side gate opens into the rear garden. The sunny aspect rear garden has been landscaped and set to shaped lawn, patio and gravelled areas. Shed with power and light and smaller storage shed. Outside tap and external sockets.

Additional Information

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

EPC RATING: B (83)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

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.

ADDITIONAL CHARGES: There is an estate charge of £150 p.a.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

FLOODING ISSUES: The property has not flooded in the last

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is not aware of any affecting the property.

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 Smart Search 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 £25.00 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.

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.

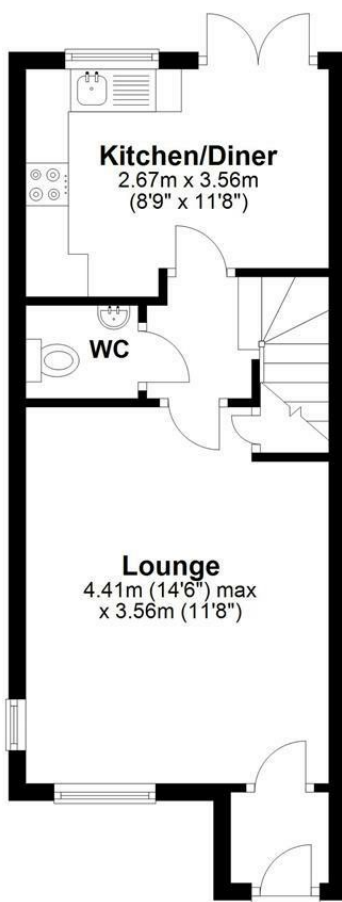




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

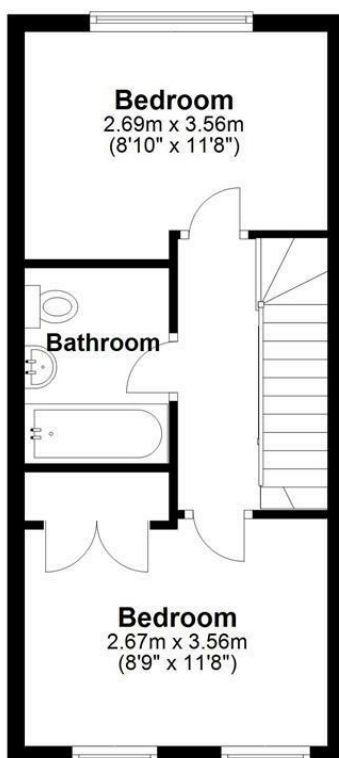
Ground Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



First Floor

Approx. 30.2 sq. metres (324.7 sq. feet)



Second Floor

Approx. 21.1 sq. metres (227.4 sq. feet)



Total area: approx. 82.4 sq. metres (887.2 sq. feet)

For illustrative purposes only. Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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.