



**Estate Agents
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Surveyors & Valuers**

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**31 Meadow View Road, Newport, TF10 7NL
Offers In The Region Of £239,500**



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Newport is a thriving market town, with a selection of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of Stafford, Telford and Shrewsbury with their wider range of amenities and mainline train stations. The A41, about half a mile distant, provides direct access to the M54 and Wolverhampton.

Requiring areas of general refurbishment and modernisation, this traditionally constructed three bedroomed semi-detached house provides a great opportunity for a new owner to update to their specific style and design. Located in a popular and well established area of Newport, the property forms part of a pleasant cul-de-sac of similar age and style houses. The property is available with no upward chain and offers the following gas fired centrally heated and double glazed accommodation in more detail:-

Enclosed Porch

with patterned glazed outer door and side screen. Light fitting. uPVC framed and patterned double glazed inner entrance door to

Entrance Hall

having radiator and understairs cupboard.

Full Depth Lounge/Diner

23'6" x 10'11" (max) (7.18 x 3.35 (max))

with lounge having inset living flame Valor gas fire with hearth and timber surround. uPVC framed double glazed window to the front. Panelled radiator.

Opens to dining area having double glazed patio door to rear garden. Radiator and serving hatch to kitchen.

Kitchen

10'1" x 10'4" (3.08 x 3.16)

having a range of fitted base and wall mounted cupboards with Pine fronts, comprising single basin single drainer sink unit with double cupboard below. Two further corner cupboards, both with worktop to finish. Space for gas cooker and dishwasher. Additional double and single cupboards again with matching worktop. Splashback wall tiling and two double wall cabinets. uPVC framed double glazed window with outlook to rear garden. Radiator. Side door to

Utility Area

9'9" x 5'6" (2.99 x 1.69)

positioned behind the garage and having a sink unit and plumbing connection for a washing machine. Space for fridge-freezer. External door to rear garden.

From the entrance/through hall, stairs to

Landing

with uPVC framed double glazed window and access hatch to loft. Built-in shelved linen/storage cupboard.

Bedroom One

13'6" x 9'8" (4.14 x 2.95)

good double size bedroom having uPVC framed double glazed window to the front. Radiator. Built-in bedroom furniture comprising two double wardrobes divided by a dressing table with drawers. Additional fitted drawer units.

Bedroom Two

10'1" x 11'0" (3.09 x 3.36)

having built-in wardrobes with mirrored sliding fronts. uPVC framed double glazed window with rear aspect. Radiator.

Bedroom Three

7'8" x 7'3" (2.34 x 2.22)

uPVC framed double glazed window. Radiator.

Family Bathroom

having a white suite comprising enamel surfaced bath, pedestal wash hand basin and low level flush W.C. Full height wall tiling above bath and electric shower over. Radiator. uPVC framed patterned double glazed window.

Outside

The house is pleasantly set back from the road by a neat low maintenance front garden finished to ornamental stone. Driveway parking for a car and attached single Garage (5.01m x 2.33m) having up-over door to the front, power and lighting, and connecting door to utility room.

The enclosed rear garden is set out to areas of slabbed patio, established lawn and various shrubbed borders. Also greenhouse. Outside cold water tap.

Additional Information

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

EPC RATING: D (63)

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. The property is centrally heated via a series of radiators served by a gas fired Worcester boiler positioned in the kitchen.

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. (e.g. car chargers, solar panels)

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 affect the property.

COAL FIELDS/MINING: The property has not been affected by any mining related issues.

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 fittings, 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.

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.

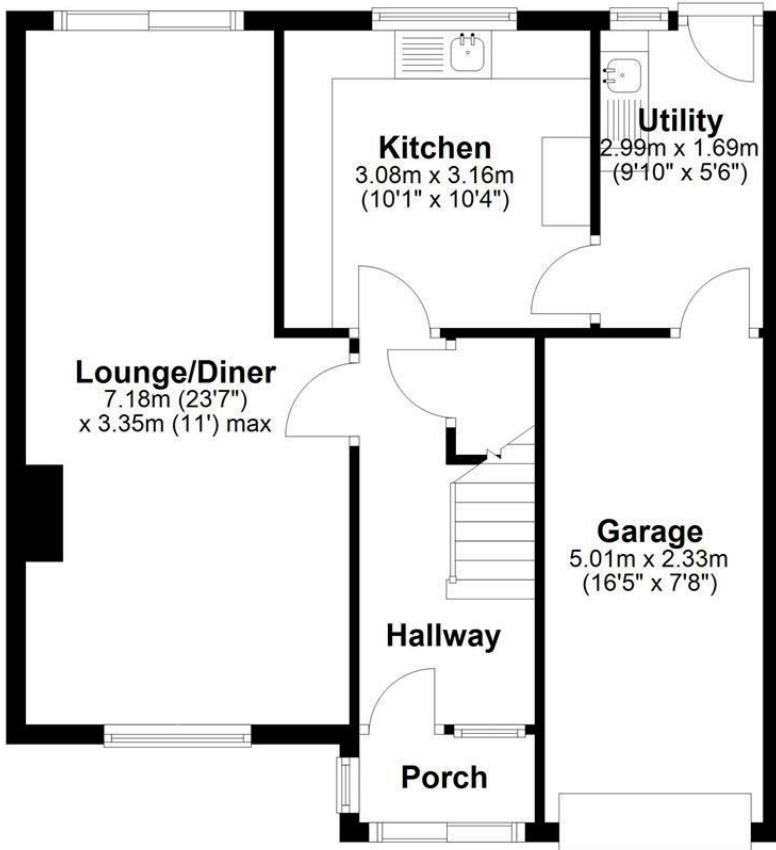




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	71
England & Wales		EU Directive 2002/91/EC

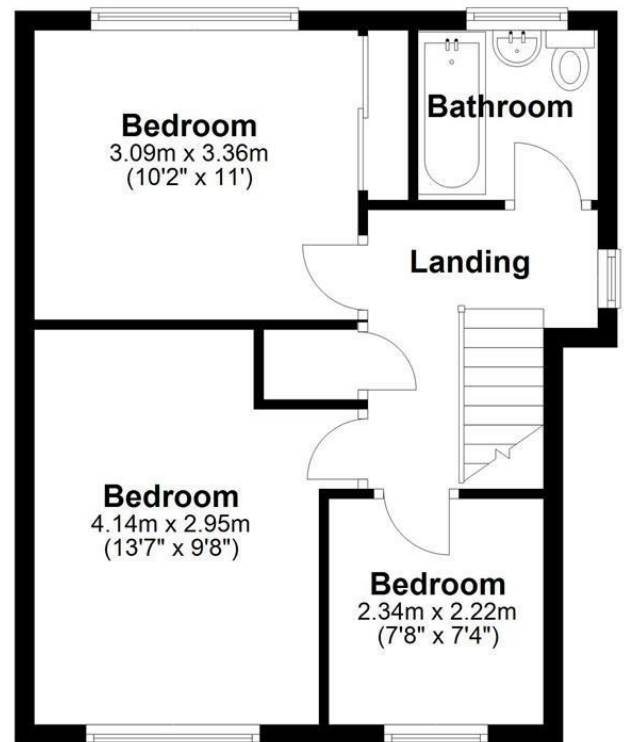
Ground Floor

Approx. 59.2 sq. metres (637.4 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



Total area: approx. 101.9 sq. metres (1097.2 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.

