



**Estate Agents
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Surveyors & Valuers**

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8 Shrewsbury Way, Newport, TF10 7UW
Offers In The Region Of £255,000

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No. 8 is a well presented and well maintained three bedroomed detached house of traditional brick and tile construction located in a popular residential cul-de-sac with easy access to Newport High Street.

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.

Internal Inspection Highly Recommended

The property has been well maintained by the current owners and includes a double glazed Conservatory addition set in most delightful rear gardens and a good sized detached garage. The fully double glazed and gas centrally heated accommodation in more detail:-

Canopy Porch with panelled front door into

Hall

having panelled radiator.

Lounge

14'1" x 11'8" (4.30 x 3.58)

with decorative fire surround and hearth incorporating a coal effect gas fire. PVC double glazed front aspect bay window and two radiators. Coved finish to ceiling.

Dining Kitchen

14'9" x 10'0" (4.52 x 3.05)

having a range of Beech effect cabinets comprising base and wall mounted cupboards with contrasting work surfaces and complimentary wall tiling. Includes inset enamelled white sink and drainer unit. Space for stand alone gas or electric cooker. Space and plumbing provision for washing machine and slimline dishwasher. Space for upright fridge/freezer. Useful built-in storage cupboard and radiator. Double glazed rear aspect window and external courtesy door.

Glazed door into

Victorian Style Conservatory

10'4" x 8'8" (3.15 x 2.65)

with low height cavity brick walls and double glazed windows and doors enjoying views of the rear garden. Ceramic tiled floor. Central light/ceiling fan.

Stairs from the Hall rise to a first floor landing having access hatch to loft space. Double glazed side aspect window with patterned glazing.

Bedroom One

11'9" x 8'8" (3.60 x 2.65)

having two double glazed windows and front aspect. Built-in double width wardrobe with full height mirror style doors. Built-in shelved airing cupboard. Radiator.

Bedroom Two

9'10" x 7'0" (3.00 x 2.15)

with radiator and double glazed rear aspect window.

Bedroom Three

7'8" x 6'10" (2.35 x 2.10)

currently used as a study with rear aspect double glazed window and radiator.

Refitted Bathroom

being fully tiled having a complete modern white suite comprising panelled bath and separate shower cubicle with electric shower unit and curved modesty screen. Slimline wash hand basin and base cupboard below. Close coupled W.C. Chrome faced ladder radiator and double glazed window.

Outside

The property is approached off Shrewsbury Way having a front garden of the open plan style laid chiefly to lawn and a full length tarmacaded driveway leading to a detached brick and tile built Garage (6.38m x 2.85m) with up/over door. Power and light. Useful overhead storage. External door into most delightful rear garden having a South-Westerly aspect laid to a raised shaped lawn with well stocked side borders having a variety of mature plants, shrubs and perennials/ Paved patio area for outside entertaining and outside tap.

Additional Information

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

EPC RATING: D (63)

TENURE: We are advised by the Vendors, 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. 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 applications that would have an impact on the property.

COAL FIELDS/MINING: The property has been affected by any mining related issues.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: Proceed along Newport High Street, taking the right hand turn into Wellington Road towards Telford. After a short distance turn next right into Boughey Road and follow the road along turning 5th left into Heathwood Road, which becomes Ford Road after a short distance. Turn first left turn into Shrewsbury Way and the property can be found on the right hand side.

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 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 £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.

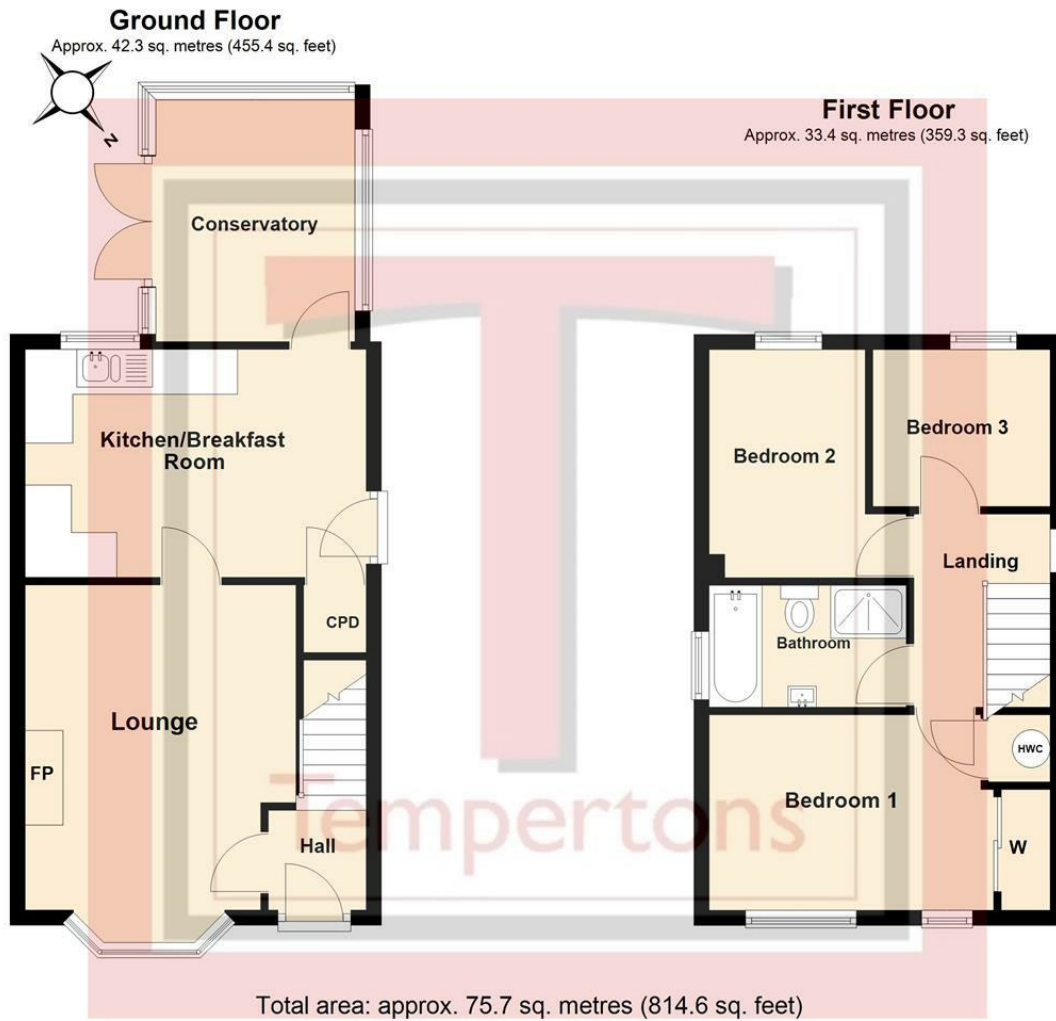
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
(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	72
England & Wales		EU Directive 2002/91/EC



This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property. Plan produced using PlanUp.

8 Shrewsbury Way, Newport

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 firms employment has the authority to make or give any representation or warranty in respect of the property.