



**Estate Agents
Letting Agents
Surveyors & Valuers**

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4 Greenacres Way, Newport, TF10 7PQ

Offers In The Region Of £219,950

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****NO UPWARD CHAIN****

There are highly regarded schools in Newport, all with excellent 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 to easy access to the main road network from Newport.

In more detail;

PVC front door into...

Hallway

With ceramic tiled floor and rear aspect double glazed window. Radiator and useful understairs cupboard.

Full Depth Living Room

23'1" x 9'10" (7.05 x 3.02)

Having ceramic tiled floor continued from the Hallway with front and rear aspect double glazed windows and radiator. Shelved recess and sliding patio door opening to the rear garden.

Fitted Kitchen

9'6" x 7'8" (2.90 x 2.35)

With a range of 'walnut' effect fronted cabinets comprising base and wall mounted cupboards and drawers having contrasting work surfaces and complimentary wall tiling. Inset composite sink and drainer unit. Double width FLAVEL cooking range and chimney style extractor hood above. Integrated refrigerator and space / plumbing provision for washing machine below a breakfast bar. Double glazed front aspect window.

Stairs from the Hallway rise to the first floor Landing, having side aspect double glazed window. Access hatch to loft space. Built-in shelved cupboard housing the central heating boiler.

Bedroom One

11'7" x 9'10" (3.55 x 3.00)

Having built-in double width wardrobe. Radiator and ceiling fan. Double glazed window having front aspect.

Bedroom Two

10'0" x 9'10" (3.05 x 3.00)

With rear aspect double glazed window. Built-in double width wardrobe. Radiator.

Bedroom Three

8'8" x 6'5" (2.65 x 1.97)

Having panelled radiator. Front aspect double glazed window.

Bathroom

Being fully-tiled comprising a shaped corner bath and attached over head shower with modesty screen. Wall mounted wash hand basin. Close coupled WC. Chrome faced towel radiator and double glazed window.

Outside

The property is approached off Greenacres Way over a concrete driveway with shaped lawns bounded by a mature private hedge. The driveway offers ample off-road parking leading to a covered Carport onto the Garage (6.10 x 2.90) having power and light. A side gate from the garage opens to the enclosed rear garden, laid chiefly to lawn.

Additional Information

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

EPC RATING: D

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.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any affecting the property.

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

DIRECTIONS: From the High Street, proceed past the church into Lower Bar. At the roundabout with the petrol station, take the first left hand turning into Salters Lane. Continue along this road, passing the fire station on your right and the convenience store, take the next right hand turning into Broomfield

Road, take the first left into Greenacres 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 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.

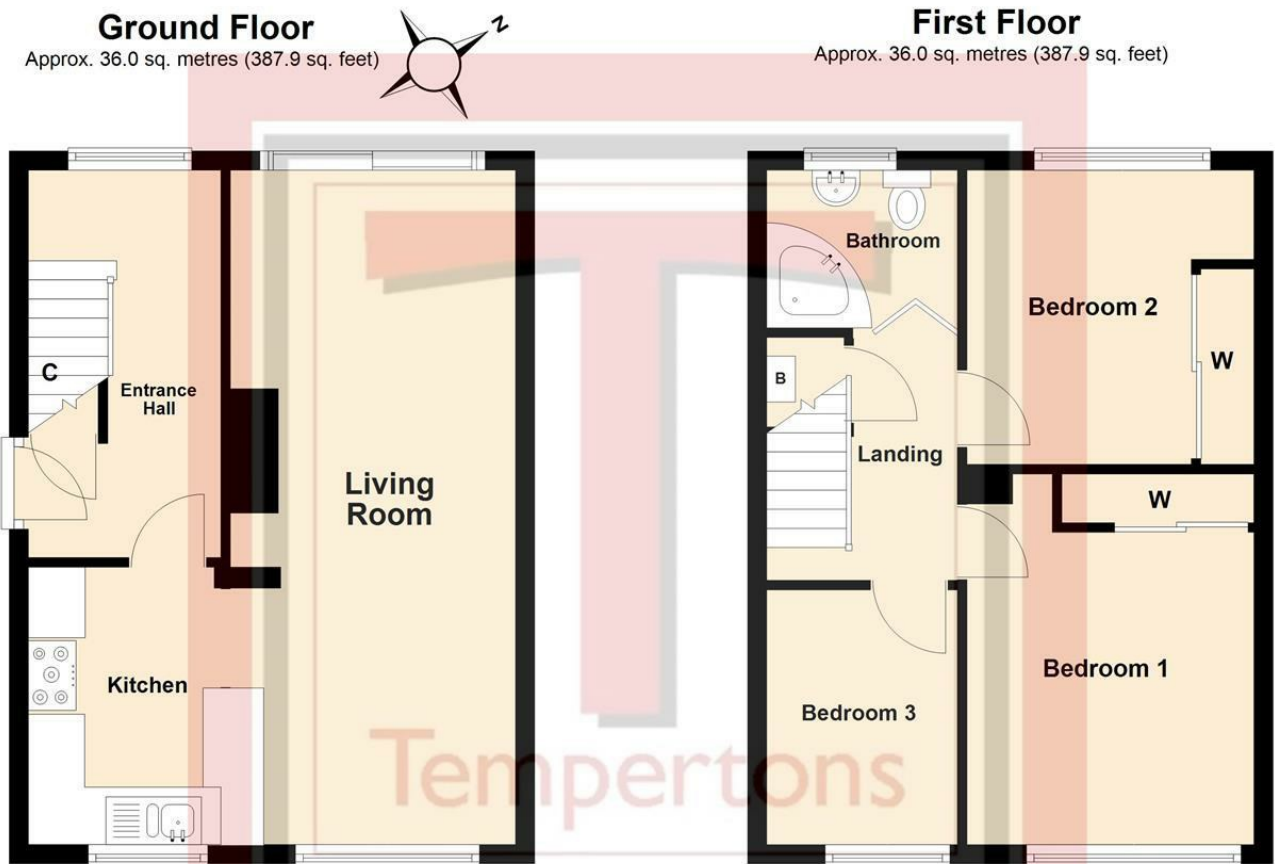




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	83
England & Wales		EU Directive 2002/91/EC

Ground Floor Approx. 36.0 sq. metres (387.9 sq. feet)

First Floor Approx. 36.0 sq. metres (387.9 sq. feet)



Total area: approx. 72.1 sq. metres (775.9 sq. feet)

This floor 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 taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

4 Greenacres 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.