



**Estate Agents
Letting Agents
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**27 Norbroom Drive, Newport, TF10 7RG
Offers In The Region Of £265,000**

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Newport offers a wealth of local amenities, including a range of supermarkets, independent and chain high street shops, thriving weekly market, leisure facilities and schools with excellent OFSTED reports, two of them being selective secondary schools. The property is ideally located within a mile of the A41, allowing for easy access to the larger towns of Stafford, Telford and Shrewsbury, with their mainline railway stations, links to the M6 and M54 and wider range of amenities.

The property benefits from gas central heating and uPVC double glazing throughout. Set out in further detail below;

Front door into...

Dining Hall

Having a front aspect uPVC double glazed bay window and radiator. Arch into...

Study / Inner Hall

Currently used as a study, having radiator and understairs cupboard.

Lounge

A well proportioned room having sliding patio doors to rear garden. Radiator and fireplace alcove.

Kitchen

Base and wall mounted units having cupboards and drawers with matching work tops above. Stainless steel sink with mixer tap and drainer. Space for gas cooker, under counter fridge and dishwasher. Stable style door to garden. Side and rear aspect uPVC double glazed windows. Radiator.

Utility

Having space and plumbing provision for washing machine and dryer. Base and wall mounted cupboards with work tops. Radiator.

Cloakroom / WC

Low-level flush WC and wash hand basin.

Stairs from the Study/Inner Hall rise to the first floor Landing, having hatch to partially boarded loft with fitted ladder and light, Airing cupboard housing the hot water cylinder. Side aspect uPVC double glazed window.

Main Bedroom

A double bedroom having a rear aspect uPVC double glazed window and radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

Being fully-tiled, having a walk-in shower with mains fed shower head over. Pedestal wash basin and low-level WC. Chrome towel radiator and side aspect uPVC double glazed window.

Outside

A driveway to the front provides ample off-road parking, with gravelled and block paved areas to the side, leading to a useful STORE accessed by an up and over door. Gated side access leads to the private, enclosed rear garden, landscaped to patio and lawn areas with stocked boarders. Garden shed.

Additional Information

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

EPC RATING: C (69)

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: The vendor is not aware of any.

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

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not

aware of any.

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

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

DIRECTIONS: Proceed out from the centre of Newport along Stafford Road. After approximately half a mile, take the left hand turning into Hampton Drive. Follow this road round until you see Norbroom Drive on the right. The property can be found on the left 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 £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.

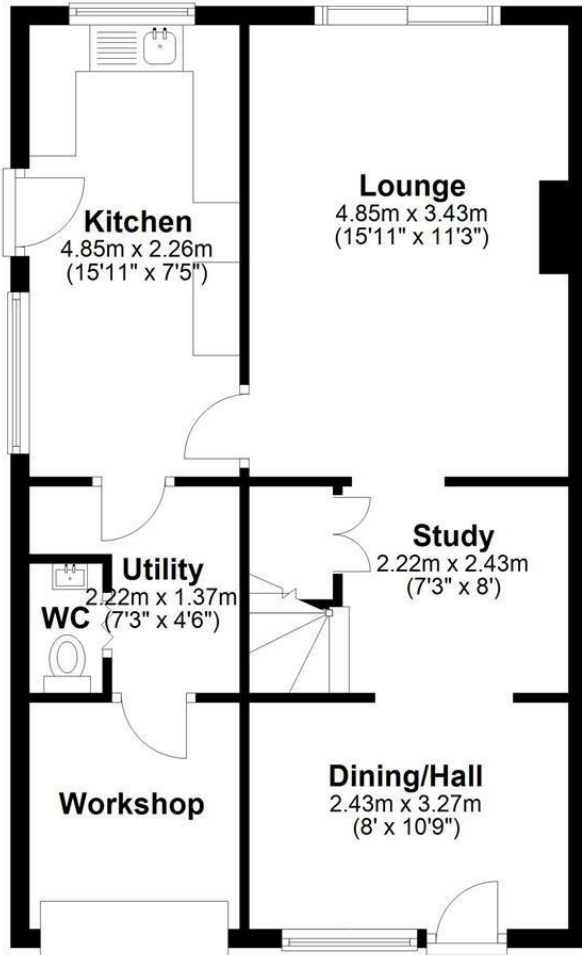




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

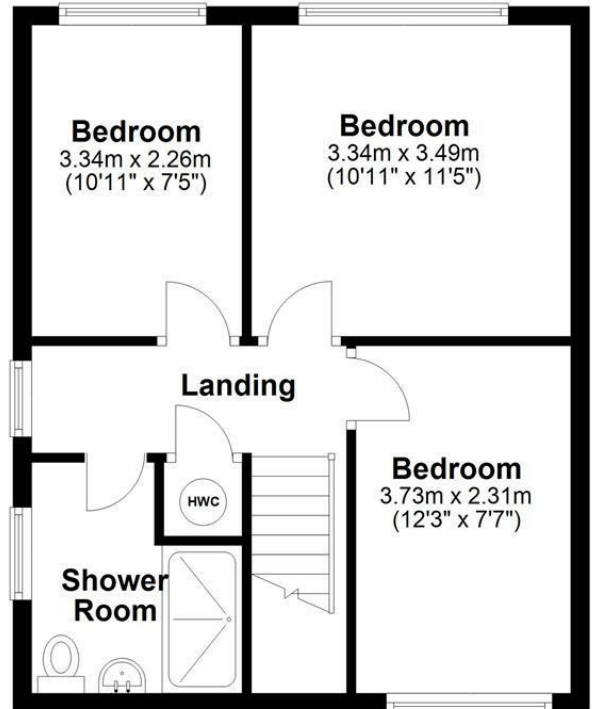
Ground Floor

Approx. 58.1 sq. metres (624.9 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 99.8 sq. metres (1073.9 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.

