



**Estate Agents
Letting Agents
Surveyors & Valuers**

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96 Wellington Road, Newport, TF10 7HJ
Offers Over £300,000

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****NO UPWARD CHAIN****

The property benefits from a family dining kitchen, lounge, study (currently used as a playroom), master bedroom with contemporary en-suite shower room, three further bedrooms and good sized family bathroom. Outside, there is a garage with additional parking space, which has a courtesy door to the rear garden. An internal viewing is highly recommended.

Newport is a thriving market town, offering a wealth of local amenities, including a range of supermarkets and leisure facilities as well as three primary schools and three highly regarded secondary schools. Regular bus services run from the main Stafford Street Car Park to the larger towns of Stafford, Telford and Shrewsbury, all with mainline railway stations. Newport itself is conveniently situated just off the A41, within easy driving distance of the M6 and M54.

The home offers well-appointed accommodation, with flexible living space, gas central heating and uPVC double glazed windows throughout.

A wooden partially glazed front door beneath a canopy porch, opens into a...

Hallway

With panelled radiator.

Guest Cloaks/WC

Having white suite comprising close coupled WC, pedestal wash hand basin and panelled radiator. Extractor fan.

Lounge

14'1" x 11'6" (4.30 x 3.53)

Having a front aspect window. Panelled radiator. BT phone point and TV aerial point.

Study

9'6" x 8'9" (2.90 x 2.68)

Currently used as a playroom, with front aspect window. Panelled radiator.

Full-Width Family Dining Kitchen

24'2" x 10'7" (7.37 x 3.25)

Fitted with range of contemporary white high gloss cabinets with contrasting grey work surfaces over and matching splashback. Built-in double electric oven with four ring gas hob over with stainless steel chimney extractor hood and matching steel splashback. Inset 1½ bowl stainless steel sink and drainer with recess and plumbing provision below for dishwasher and washing machine. Space for upright fridge freezer. 'French' style double glazed patio doors open

A turned staircase having a side aspect window half way up, rises from the hallway to the first floor LANDING. Built in shelved storage cupboard. Access hatch to the loft area.

Main Bedroom

12'8" x 12'6" (3.87 x 3.83)

With front aspect window. Panelled radiator.

En-suite Shower Room

fitted with a modern white suite including a fully tiled single width shower cubicle with mains mixer shower. Close coupled WC and pedestal wash hand basin with tiled splashback. Radiator. Front aspect obscure glazed window.

Bedroom Two

12'1" x 9'0" (3.69 x 2.75)

Having a rear window and panelled radiator.

Bedroom Three

9'6" x 8'6" (2.90 x 2.60)

With a rear aspect window and panelled radiator.

Bedroom Four

8'9" x 8'6" (2.68 x 2.60)

Having a front aspect window and panelled radiator.

Family Bathroom

With a complete white suite including a panelled bath having shower attachment and modesty screen. Pedestal wash hand basin with tiled splash back and close coupled WC. Panelled radiator and rear aspect obscure glazed window.

Outside

The property is set back from Wellington Road, screened by a hedge, with an attractive front garden, mainly laid to slabbed pathway and neatly shaped lawn. A wooden gate to the side of the property opens to a paved path leading to the fully enclosed rear garden.

The private rear garden is a most pleasant feature of the property, having a generous slabbed patio area adjacent to the house with shaped lawns bordering a slabbed pathway, leading to the semi-detached GARAGE which is accessed off Daisy Close. The garage has power and light, with a metal up and over door, and half-glazed courtesy door to the rear garden.

Additional Information

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

EPC RATING: C (78)

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: Estate charges may apply, enquire for further information.

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.

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

DIRECTIONS: From Newport High Street, take the Wellington Road towards the edge of town, passing the Wellington Road Doctors' Surgery on the left hand side and the Newport Girls High and Moorfield Schools on the right hand side. Number 96 can be found on the right hand side of the road, almost opposite the turning to Church Aston on the left.

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		89
(81-91) B		
(69-80) C	78	
(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

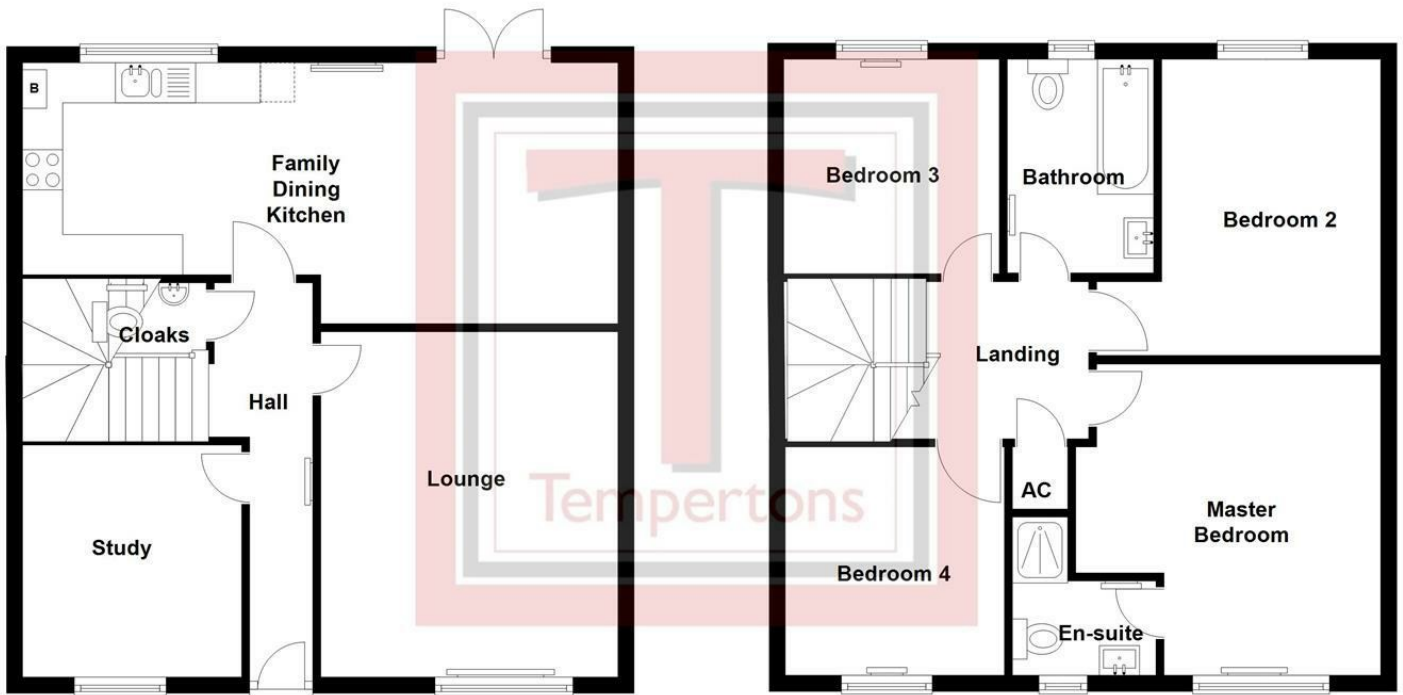
Ground Floor

Approx. 55.6 sq. metres (598.6 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.5 sq. feet)



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