



# Estate Agents Letting Agents Surveyors & Valuers

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**21 Wellington Road, Newport, TF10 7HF**  
**Offers In The Region Of £439,995**



# 21 Wellington Road, Newport, TF10 7HF

## Offers In The Region Of £439,995



No.21 Wellington Road is an extended detached four bedroomed property of brick and tile construction, situated within walking distance of the Newport High Street and amenities. The property benefits from spacious living accommodation across the ground floor and four good sized bedrooms on the first floor.

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

The double glazed and gas centrally heated accommodation is set out in further detail below;

Front door into...

### Entrance Hall

Door to...

### Cloakroom / WC

Having a wall mounted wash hand basin and low-level flush WC. Radiator and front aspect uPVC double glazed window.

### Lounge

15'11" x 11'5" (4.86 x 3.48)

A well proportioned room having a front aspect uPVC double glazed window. Central gas fireplace and radiator. Double doors to...

### Dining Room

9'3" x 11'5" (2.82 x 3.48)

With radiator. Arch to...

### Sitting Room

8'10" x 9'1" (2.70 x 2.77)

A useful and versatile space, currently used as a sitting room. Having patio doors to the rear garden.

### Kitchen/Breakfast Room

10'1" x 12'11" (3.09 x 3.94)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Integrated oven, microwave oven, undercounter fridge and dishwasher. 5 ring gas hob with extractor above. 1 1/2 stainless steel sink with drainer. Two rear aspect uPVC double glazed windows. Pantry.

### Utility Room

7'7" x 6'10" (2.33 x 2.09)

Having space and plumbing provision for a washing machine and dryer with work surfaces above. Stainless steel sink with drainer. Two full-height cupboards. Side aspect door to rear garden.

Stairs from the Entrance Hall rise to the first floor Landing, with radiator and hatch to partially boarded loft with light.

### Main Bedroom

12'11" x 11'7" (3.95 x 3.55)

A good sized double bedroom having a front aspect uPVC double glazed window and built-in double wardrobe. Radiator. Door to...

### En-suite

Shower cubicle with electric shower unit. Pedestal wash basin and low-level flush WC. Side aspect uPVC double glazed window.

### Second Bedroom

8'10" x 9'1" (2.70 x 2.77)

Extended double bedroom with a rear aspect uPVC double glazed window. Fitted and built-in wardrobes. Radiator. Dressing area 2.97m x 2.66m.

### Third Bedroom

10'10" x 9'8" (3.31 x 2.97)

Double bedroom having a front aspect uPVC double glazed window and built-in double wardrobe. Radiator.

### Fourth Bedroom

9'2" x 7'2" (2.81 x 2.20)

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

### Bathroom

Panelled bath with overhead electric shower. Pedestal wash basin, low-level flush WC and bidet. Rear aspect uPVC double glazed window and radiator.

### Outside

The property is approached off Wellington road, set back and gated to the front. A tarmac driveway provides ample off road parking, with landscaped lawn to the side and additional parking along the side of the house. A side gate leads to the rear garden and GARAGE (5.78m x 5.45m) having power, light and side courtesy door. The enclosed garden is set to lawn and patio areas. Garden shed and outside tap.

### Additional Information

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

EPC RATING: D (67)

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](mailto: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 fitments, new carpets or furniture etc.

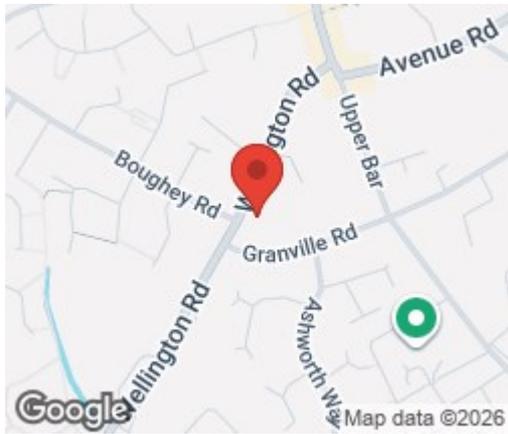
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

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.

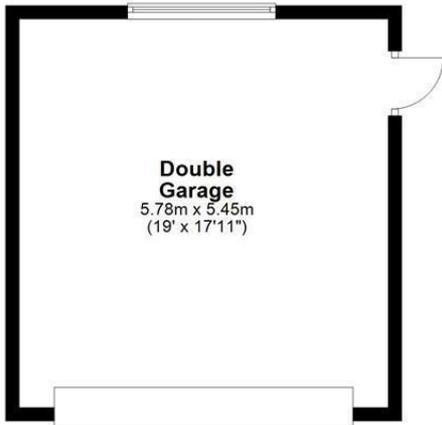
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

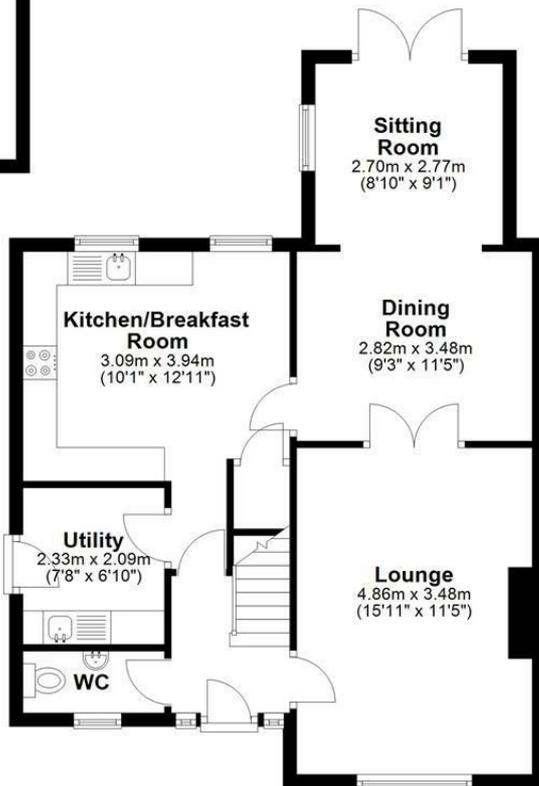




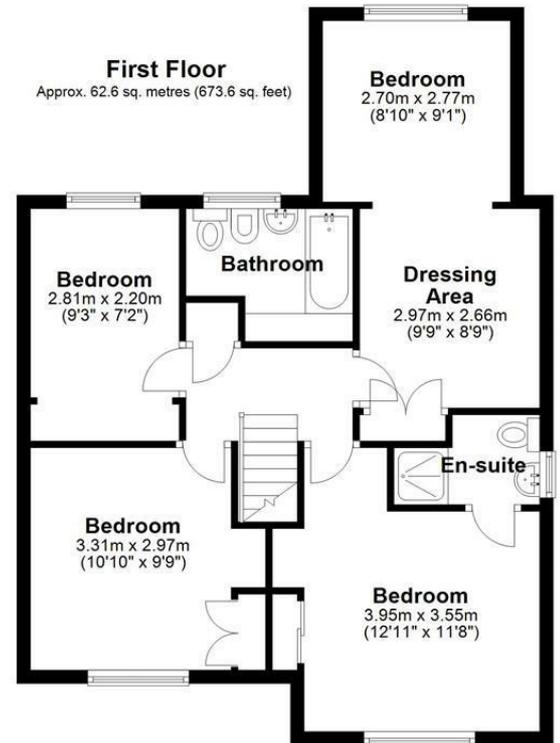
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Ground Floor**  
Approx. 97.2 sq. metres (1046.1 sq. feet)



**First Floor**  
Approx. 62.6 sq. metres (673.6 sq. feet)



Total area: approx. 159.8 sq. metres (1719.7 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.

