



**Estate Agents
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33 Greenacres Way, Newport, TF10 7PQ
Offers In The Region Of £215,000

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No. 33 is a well presented two bedroomed semi-detached bungalow of traditional brick and tile construction situated in the highly desirable town of Newport. The property boasts a delightful sunny aspect rear garden, garage, lounge, kitchen, wet room and conservatory/side porch, benefitting from gas central heating and uPVC double glazing where indicated.

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.

The property is set out in further detail:-

Side access via a double glazed conservatory/porch providing useful space for storage etc. and access to

Entrance Hall

with glazed front door. Access hatch to loftspace. Radiator and built-in cloaks cupboard.

Lounge

16'1" x 10'11" (4.92 x 3.35)

having a tiled fireplace with modern pebble effect electric fire. Double glazed rear aspect window and radiator.

Kitchen

9'0" x 7'4" (2.75 x 2.25)

with modern shaker style cabinets having contrasting work surfaces and includes inset stainless steel sink and drainer unit. Separate 4 ring gas hob. Space for eye level oven. Plumbing provision for under-counter washing machine. Space for fridge and dryer. External door opens to the conservatory/side porch. Rear aspect double glazed window.

Bedroom One

11'3" x 10'11" (3.45 x 3.35)

having front aspect double glazed window. Radiator.

Bedroom Two

9'0" x 8'4" (2.75 x 2.55)

having front aspect double glazed window. Radiator.

Wet Room

Fully functioning modern wet room having tiled shower area with electric shower unit and non-slip flooring. Pedestal wash hand basin. Close coupled W.C. Radiator.

Outside

To the front there is an attractive brick paved driveway leading to the Garage (5.51m x 2.55m) having up over door. Power and light. Low maintenance front gardens laid to ornamental slate. A pathway leads to the delightful enclosed rear gardens enjoying a most sunny aspect laid to shaped lawns with well maintained side borders and specimen trees.

Additional Information

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

EPC RATING: D(65)

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: 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 planning permissions or developments that may

impact the property.

COAL FIELDS/MINING: The vendors are not aware of any mining related issues having affected 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 then take a left turning at the end of the road. The property can be found on your 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.

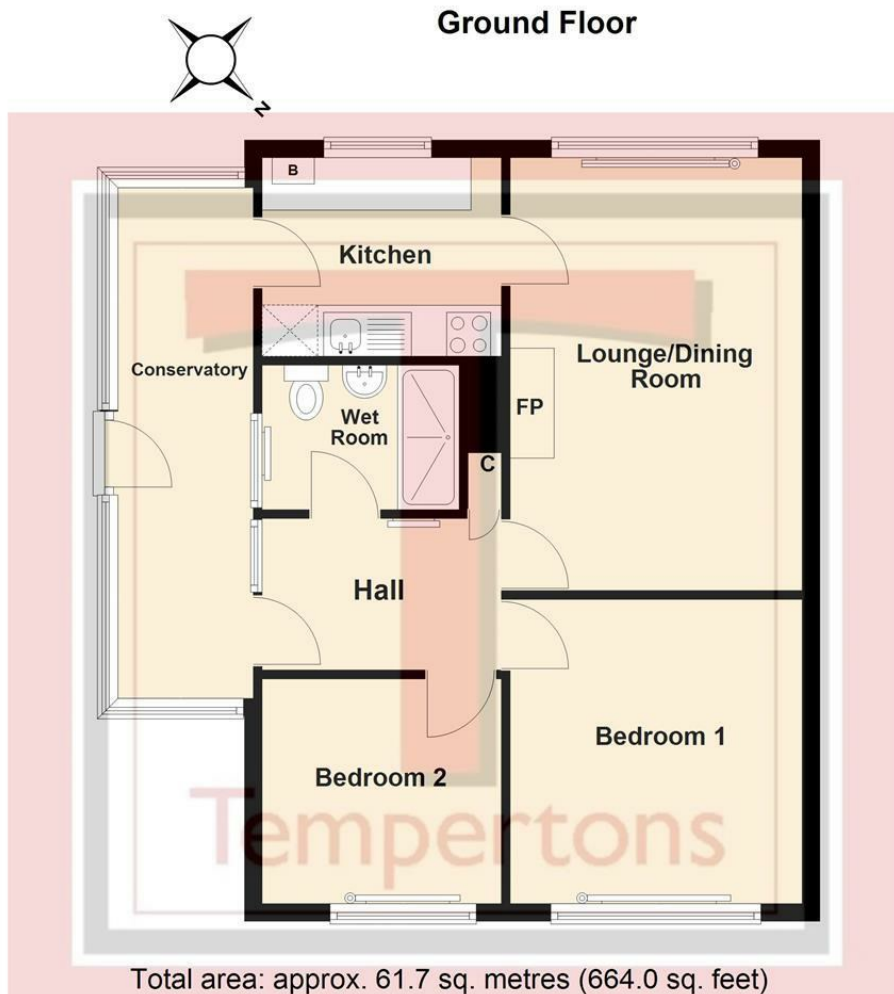
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
	65	83
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.

33 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.