



**Estate Agents
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55 Daniels Cross, Newport, TF10 7XJ
Offers Over £360,000

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Number 55 is located on the Daniels Cross development, approximately 1 mile from the Newport High Street, which offers a wide range of local amenities, including a variety of shops, leisure facilities and restaurants etc. The property falls within the Newport catchment area renowned for its excellent primary and secondary schools (two of which are selective grammar style schools). The property is also within comfortable commuting distance of Telford, Stafford, Shrewsbury, and Birmingham, with easy access to the A41 and the motorway network, including the M6 and M54.

The property has plantation shutters to most rooms, providing a contemporary feel, enhanced by the tasteful and neutral decorative colours. With uPVC double glazed windows and a recently refitted gas central heating boiler, in more detail, the accommodation consists of:-

A modern, partially glazed composite front door with glazed side window opens from the recessed porch into the

Entrance Hall

which has a useful understairs storage space, panelled radiator and ceramic tiled floor.

Lounge Area

13'10" max x 10'3" (4.24 max x 3.14)

with front aspect box bay window and panelled radiator. Opens to...

Dining Room Area

9'10" x 9'2" (3.00 x 2.80)

with panelled radiator.

Sun Room

9'10" x 9'6" (3.00 x 2.91)

having uPVC double glazed panels sitting on painted skimmed finished dwarf walls. The skimmed internal finish to the ceiling is fitted with integrated spotlights. Wall mounted electric radiator. 'French style' double doors open to the rear garden.

Kitchen

16'4" x 9'2" max (4.99 x 2.80 max)

this dual aspect light and airy room benefits from a window and part glazed door overlooking the rear garden, with an additional side aspect window. The kitchen has been refitted in a contemporary style, and includes a range of base and wall mounted units with wood effect doors and drawers, a composite work surface over and matching upstands. The work surface includes an inset composite 'Franke' sink and drainer unit. Modern appliances are integrated and include a Bosch dishwasher, under counter fridge and freezer. A built-in mid-level Bosch double oven has an integrated warming drawer below. The Bosch four ring induction hob sits under a matching stainless steel and glass extractor hood with a glass splashback. Space and plumbing provision for a washing machine, as well as a ceramic tiled floor with underfloor heating, panelled radiator.

Cloakroom / WC

having been refitted with a close coupled WC and corner mounted wash hand basin set into a vanity unit. Side aspect patterned glazed window, ceramic tiled flooring and panelled radiator.

Turned stairs rise from the Hallway to the first floor LANDING with access hatch to the loft space, which has a fitted loft ladder and boarding along the centre only. Built-in partially shelved airing cupboard, with panelled radiator.

Principal Bedroom

14'1" x 12'4" (4.31 x 3.76)

having a front aspect window with deep window sill and panelled radiator below. Built-in double width wardrobes having hanging rails and shelving.

En-suite Shower Room

having being refitted with a WC and wash hand basin set into a sleek gloss vanity unit. Double width shower cubicle with thermostatic Aqualisa Quartz digital shower and sliding glass door. Rear aspect patterned glazed window, vinyl flooring and chrome faced ladder radiator.

Bedroom Two

10'3" x 8'8" (3.14 x 2.66)

with front aspect window and panelled radiator. Built-in wardrobe with hanging rail and shelf.

Bedroom Three

10'3" x 6'9" (3.14 x 2.08)

having rear aspect window and panelled radiator.

Bedroom Four

8'2" x 6'9" (2.50 x 2.08)

having rear aspect window and panelled radiator.

Family Bathroom

Modern white suite comprising a panelled bath with shower over. Wash hand basin, close coupled WC, side aspect patterned glazed window and chrome faced ladder radiator.

Outside

Positioned towards the head of a side cul-de-sac off the main estate road, the property is accessed over a tarmacadamed driveway, providing off road parking for two vehicles. Integral GARAGE: 5.10m x 2.46m (16'8" x 8'1") having a roller shutter door to the front. Baxi gas combination boiler, power and lighting, as well as a courtesy door into the hallway.

To the side of the driveway is an area of ornamental gravel with specimen shrubs, fronted by a timber fence. To the side of the property, a wooden gate opens to a flagged pathway, which opens out into the landscaped, low maintenance garden, comprising slate flagged patio seating areas interspersed with areas of ornamental gravel and raised borders. Outside tap.

Additional Information

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

EPC RATING: D (66)

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 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

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 fittings, 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.

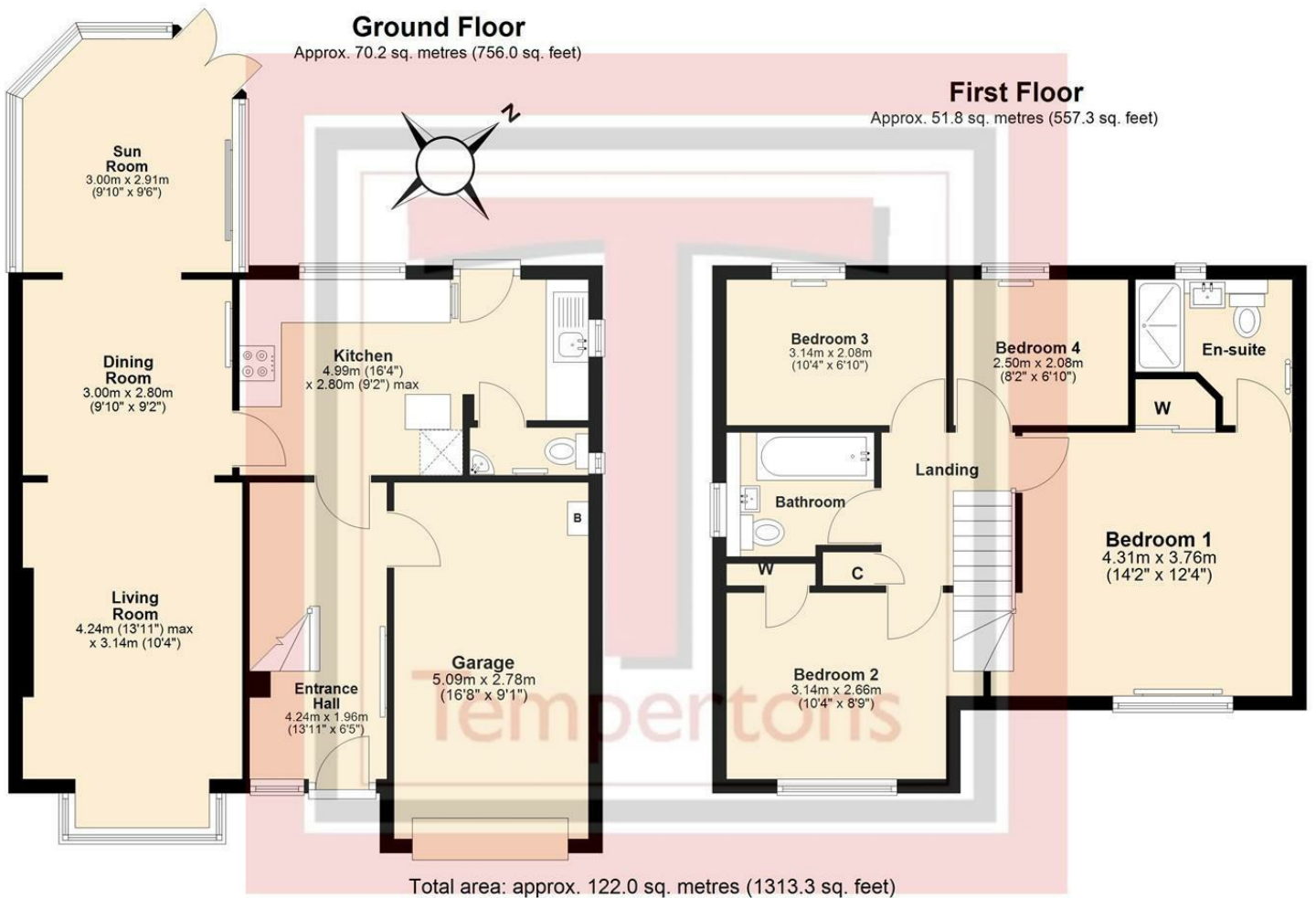
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
	66	78
England & Wales		EU Directive 2002/91/EC



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.

55 Daniels Cross, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.