



# Estate Agents Letting Agents Surveyors & Valuers

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**52 Broomfield Road, Newport, TF10 7PW**

**Offers In The Region Of £175,000**



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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.

Offered with NO UPWARD CHAIN and set out in further detail below;

Front door into...

## Entrance Hall

Having radiator and door to...

## Lounge

13'7" x 12'4" (4.15 x 3.78)

With front aspect double glazed window and central electric log burner.

## Kitchen-Diner

16'10" x 8'9" (5.14 x 2.67)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. 1 1/2 stainless steel sink with drainer. Space for washing machine, dishwasher, cooker and upright fridge-freezer. Rear aspect double glazed window and radiator. Door to...

## Inner Hall

Having an external door to the rear garden and door to the Cloakroom / WC with a rear aspect double glazed window.

## Shower Room

Walk-in shower with mains fed shower head and modesty curtain. Wash hand basin with cupboard below and rear aspect double glazed window.

Stairs from the Entrance Hall rise to the first floor Landing, with hatch to loft.

## Bedroom One

15'1" x 10'5" (4.60 x 3.20)

Having a built-in double wardrobe with hanging rail. Front aspect double glazed window and radiator.

## Bedroom Two

10'10" x 9'10" (3.32 x 3.01)

Having a built-in cupboard housing the combination boiler. Rear aspect double glazed window.

## Bedroom Three

7'10" x 6'10" (2.41 x 2.09)

Rear aspect double glazed window and radiator.

## Outside

The front garden is set to low-maintenance slate areas, steps lead to the front door. A gravelled driveway to the side of the property provides off-road parking and gated access leads to the rear garden, landscaped to lawn and patio areas. Garden shed.

## Additional Information

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

EPC RATING: D (58)

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: We understand that there is a private right of way in favour of the neighbouring properties to have access over the garden.

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.

INSURANCE CLAIMS: We are advised by the vendor that the property has previously suffered from subsidence due to defective drains, it is understood all damage has now been rectified under the building's insurance policy.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519  
Email: [sales@tempertons.co.uk](mailto: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 on your left. After the convenience store, take the next right hand turning into Broomfield Road, as the road splits into two, 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 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.

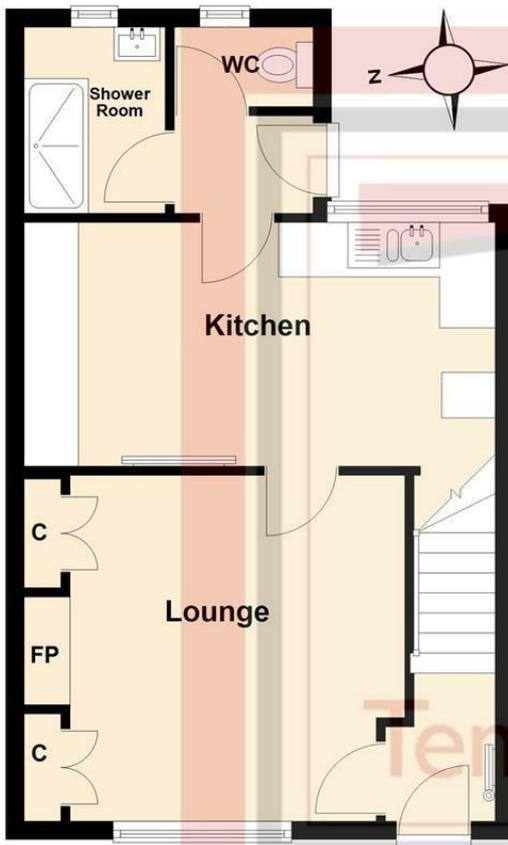




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Ground Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



### First Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



Total area: approx. 74.2 sq. metres (798.7 sq. feet)

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.

## 52 Broomfield Road, 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.

