



**Estate Agents
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24 Ashworth Way, Newport, TF10 7RW

Offers In The Region Of £245,000



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This link detached property is of traditional brick and tile construction, occupying a pleasant corner position fronting Ashworth Way, situated within a short walking distance of Newport High Street.

The property would benefit from a programme of general refurbishment and upgrading but offers good sized living accommodation being centrally heated.

Newport is a thriving market town, with a selection of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of Stafford, Telford and Shrewsbury with their wider range of amenities and mainline train stations. The A41, about half a mile distant, provides direct access to the M54 and Wolverhampton.

The property in more detail:-

Recessed porch and wooden panelled front door into

Entrance Hall
with centre light.

Cloakroom/W.C.
having wash hand basin and low level flush W.C. Radiator.

Lounge
15'7" x 11'6" (4.75 x 3.52)
with front aspect wooden window. Radiator and coved finish to ceiling.

Dining Room
12'10" x 8'2" (3.92 x 2.50)
having radiator and rear aspect full height wooden window.

Kitchen
9'6" x 7'0" (2.92 x 2.15)
with fitted cupboards and drawers having wood effect work surfaces. Inset stainless steel sink and drainer unit. Separate stand alone gas cooker. Radiator and rear aspect wooden window. Built-in shelved recess area useful for storage.

Glazed door into

Breakfast Room
8'2" x 8'2" (2.50 x 2.50)
with radiator and rear aspect window. Access doors to the Garage and rear garden.

Stairs from the Dining Room rise to a first floor landing with side aspect window and access hatch to loftspace. Built-in storage cupboard.

Bedroom One
13'0" x 9'10" (3.97 x 3.00)
having rear aspect wooden windows and panelled radiator.

Ensuite Shower Room
with fully tiled single shower cubicle and mains shower unit. Pedestal wash hand basin and low level flush W.C.

Bedroom Two
9'0" x 8'6" (2.75 x 2.60)
having radiator and front aspect wooden window.

Bedroom Three
9'0" x 6'10" (2.75 x 2.10)
having radiator and front aspect wooden window.

Bathroom
having tiled walls to half height with complete suite comprising panelled bath, pedestal wash hand basin and low level flush W.C. Radiator and side aspect window.

Outside
The property occupies a corner plot position with open plan style front gardens laid chiefly to lawn with a driveway leading to the attached Garage (5.00m x 2.70m) with power and light, and plumbing provision for a washing machine.

The fully enclosed rear garden provides a sunny and largely private aspect with concrete pavings and shaped lawns.

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

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 mobile phone service is available at this property but vendors are not sure if any blackspots exist. Broadband has not been installed. 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)

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 vendor is not aware of any planned developments or permissions that may impact the property.

COAL FIELDS/MINING: The property has not been affected by any mining related issues.

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

DIRECTIONS: From Newport High Street proceed South towards Upper Bar, turn second right into Granville Road and then first left into Ashworth Way. The property can be found after a short distance on the 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 £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.

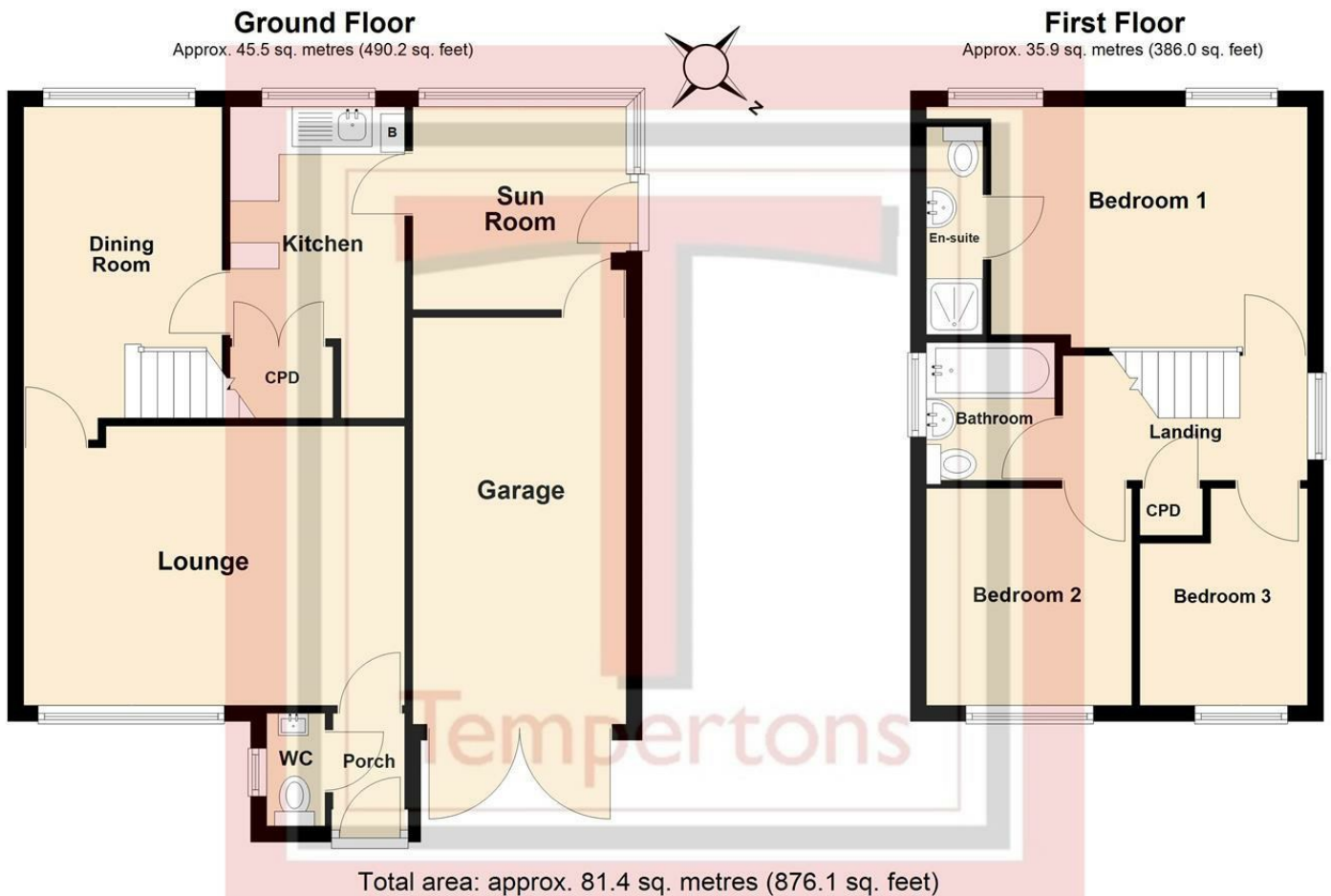
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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	77
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.

24 Ashworth 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

