



**Estate Agents
Letting Agents
Surveyors & Valuers**

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**103 Centenary Way, Newport, TF10 7GW
Offers In The Region Of £239,950**

 3  2  1  B



103 Centenary Way, Newport, TF10 7GW

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To the ground floor, this well presented home comprises a fitted kitchen-dining area, lounge and cloaks / WC. The first floor having three bedrooms, en-suite and a bathroom. Externally, there is ample off-road parking and an enclosed rear garden.

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.

An internal inspection is highly recommended, the gas centrally heated and fully double glazed accommodation is set out in further detail below;

Panelled front door into...

Entrance Hall

With radiator and wood effect flooring.

Guest Cloakroom / WC

Having corner pedestal wash hand basin and close coupled WC. Radiator and wood effect flooring continued.

Lounge

14'5" x 12'0" (4.40 x 3.67)

With front aspect uPVC double glazed window and radiator. Useful built-in understairs cupboard.

Kitchen - Dining Area

15'3" x 8'9" (4.67 x 2.68)

Having a range of modern cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces. Inset stainless steel sink and drainer unit. Built-in electric oven and grill with separate 4 ring gas hob above and chimney style extractor hood. Integrated dishwasher and space and plumbing provision for washing machine. Radiator. Rear aspect uPVC double glazed window and 'French' style double doors leading to the rear garden.

Stairs from the Hallway rise to the first flooring Landing, having built-in shelved store cupboard and access hatch to loft space.

Bedroom One

12'0" x 9'5" (3.67 x 2.88)

Having fitted double width full-height wardrobe and mirrored doors with hanging rail and shelving. Front aspect double glazed window and radiator. Further storage cupboard over stairs.

En-suite Shower Room

With fully-tiled shower cubicle and chrome faced mains shower. Pedestal wash hand basin and close coupled WC. Tile effect flooring and chrome faced ladder towel radiator.

Bedroom Two

9'3" x 7'7" (2.83 x 2.32)

Having radiator and rear aspect uPVC double glazed window.

Bedroom Three

7'7" x 5'10" (2.32 x 1.78)

Currently used as a home office, with rear aspect uPVC double glazed window and radiator.

Bathroom

Having complete modern white suite comprising panelled bath and tiled surround. Pedestal wash hand basin and close coupled WC. Radiator and double glazed window with patterned glazing.

Outside

The property is approached off Centenary Way, over a full-length driveway adjacent to the home allowing ample off-road parking for up to three vehicles. A paved path leads to the front door and mature planted area. At the head of the driveway, a wooden gate opens to the fully enclosed rear garden, having a sunny aspect, laid chiefly to lawn and patio. Outside tap.

Additional Information

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

EPC RATING: B

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: Annual estate charge of £176.33

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 aware that one of the neighbouring property's is planning on erecting a single storey extension.

COAL FIELDS/MINING: The vendor is not aware of any affecting the property.

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

DIRECTIONS: From Newport High Street, proceed south along Upper Bar and onto Station Road. At the 'sheep' roundabout, turn first left onto A518. At the next next roundabout, turn first left again, continue along and follow the road, taking the second turning on the right into Centenary Way. Follow this road and turn 2nd left and the property can be identified on the right hand side.

NOTE: Currently roadworks on A518 are in place, please follow diversion signs.

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.





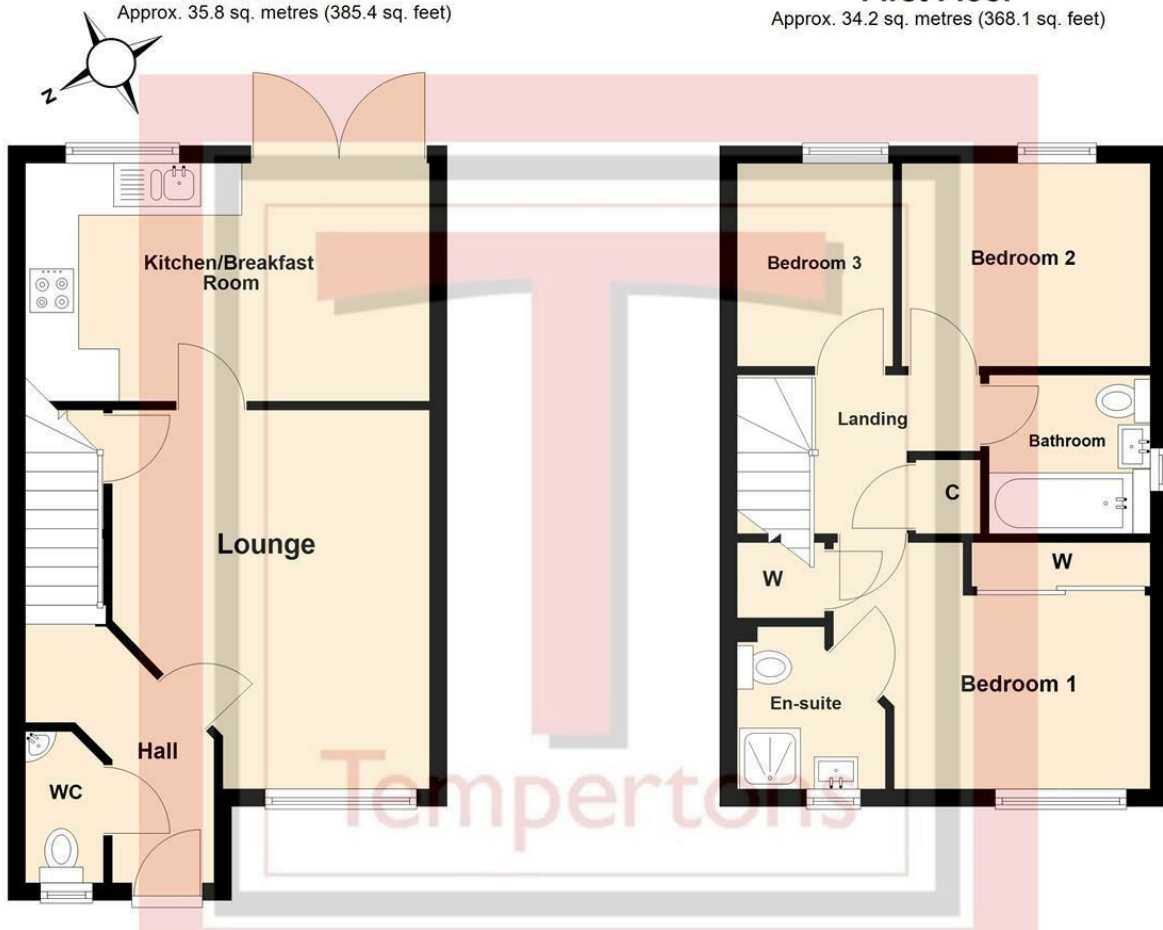
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 35.8 sq. metres (385.4 sq. feet)

First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 70.0 sq. metres (753.5 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.

103 Centenary 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.

