



**Estate Agents
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34 Avenue Road, Newport, TF10 7DZ

Offers In The Region Of £279,950

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Number 34 is a three bedroomed semi-detached house, conveniently situated within easy walking distance of the High Street (approximately ¼ mile), schools, doctors' surgeries and other amenities.

The property offers extended family accommodation, including a stunning, open plan, family dining kitchen to the rear, containing cream gloss fronted kitchen units which include a superb breakfast island. The abundance of light and contemporary finish to this room provides a sympathetic and elegant extension to the home, well suited for both comfortable family living and entertaining.

The accommodation has been maintained to an exceptionally high standard throughout, over the years, and it should be viewed internally to appreciate the finish. All windows are modern replacement uPVC sealed double glazed units and the property benefits from a modern gas central heating system

The generously proportioned accommodation comprises a lounge, family dining kitchen and cloakroom/utility room downstairs, three good sized bedrooms and refitted wet room / shower room to the first floor. Outside there is plenty of off road parking to the front and side of the house, with the front garden being laid to ornamental gravel for low maintenance, whilst retaining some privacy from the road with the retention of a mature privet hedge. The rear garden is fully enclosed, having a generous patio area, lawned space and pretty, well stocked borders including a large storage shed.

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.

To fully appreciate the internal accommodation of this family home, an early viewing is highly recommended. The main accommodation comprises in more detail:

Half moon glazed composite front door with decorative glazed top light opens from the open canopied storm porch into...

Hall

Having modern vertical panelled radiator.

Well Proportioned Living Room

14'7" max x 13'0" (15'2" into bay) (4.46 max x 3.98 (4.63 into bay))

Composite fireplace surround with log effect electric fire. Front aspect bay window with vertical blinds. Picture rail and panelled radiator.

Family Dining Kitchen

20'0" x 14'11" (6.12 x 4.55)

Fitted with a range of contemporary cream gloss fronted cabinets comprising base and wall mounted cupboards and drawers, having contrasting work surfaces over and complimentary wall tiling. The kitchen area includes integrated appliances, comprising higher level combination microwave cooker, fridge and freezer. Undercounter space for dryer and dishwasher. Double width Rangemaster gas stove with stainless steel and glass chimney extractor hood over. Inset composite 1 1/2 bowl sink and drainer unit. This room is flooded with lights from the two rooflight, rear aspect window and rear aspect 'French' style patio doors opening to the garden. Vertical panelled radiator, additional traditional style panelled radiator and ceramic tiled flooring.

WC Cloakroom / Utility Area

10'9" x 2'7" (3.28 x 0.81)

having two side aspect windows and vinyl flooring. Close coupled WC, wall mounted wash hand basin. Space and plumbing provision for washing machine. Wall mounted BAXI gas combination boiler.

Stairs rise from the hallway to the first floor landing, with side aspect window and access hatch (with fitted loft ladder), to loft area.

Bedroom One

13'1" x 8'5" (4.00 x 2.59)

With a range of fitted wardrobes to one wall, having sliding doors. Front aspect window, picture rail and panelled radiator.

Bedroom Two

12'1" max x 9'0" (3.70 max x 2.75)

Rear aspect window, picture rail and panelled radiator.

Bedroom Three

8'0" x 7'5" (2.45 x 2.28)

With picture rail, front aspect window and panelled radiator.

Refitted Wet Room

Being fully-tiled with non-slip flooring and walk-in shower having low-level electric shower unit. Close coupled WC and wall mounted wash hand basin. Rear aspect window and chrome faced ladder radiator.

Outside

The front garden is of the open plan style, being laid predominantly to ornamental gravel, providing plenty of off road parking, with neatly maintained mature privet hedge screening the property from the road.

A wooden side gate opens into the attractively laid out rear garden, fully enclosed, with a mature raised border to the rear containing shrubs. A slabbed patio stretches the full width of the garden, adjacent to the property, extending around the side, where there is a substantial timber WORKSHOP (6.50m x 2.40m) with power . Outside water tap and external lighting.

Additional Information

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

EPC RATING: D (64)

TENURE: We are advised by the Vendors, 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. The vendors are not aware of any mobile blackspots within the property.

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 issues affecting the property.

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

DIRECTIONS: From the High Street, proceed towards Upper Bar, taking the left hand turning into Avenue Road before you reach Upper Bar. Continue along this road where number 34 can be found towards the end 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 £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.

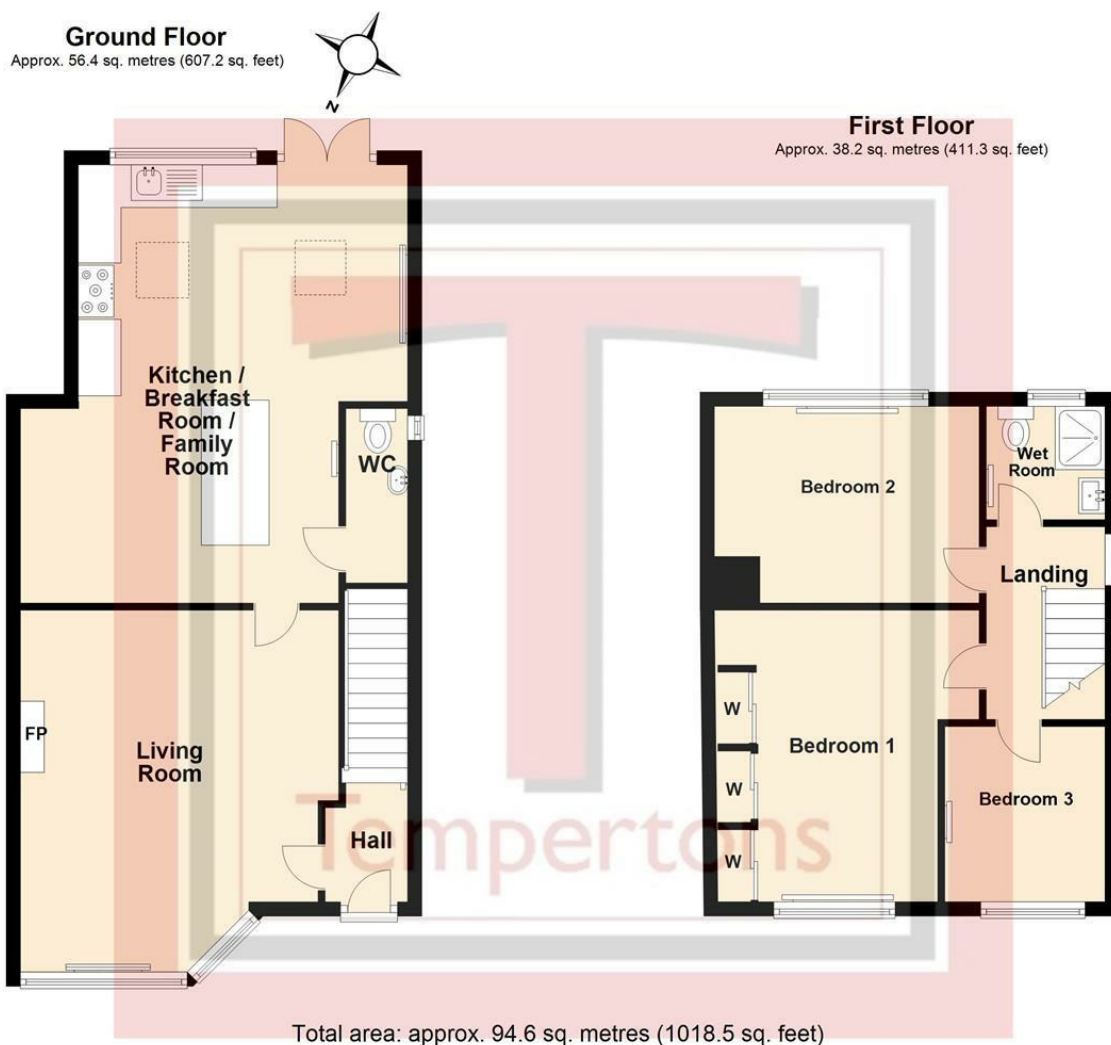
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		84
(81-91) B		
(69-80) C		64
(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



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.

34 Avenue 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

