



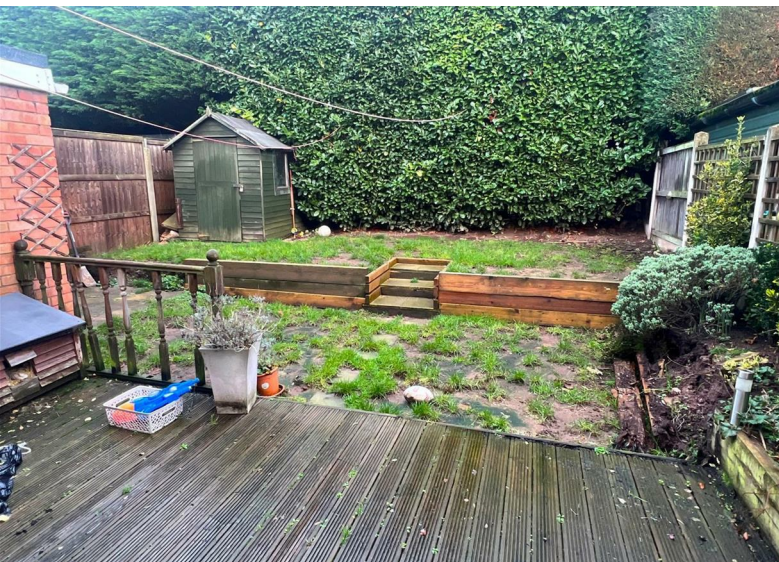
**Estate Agents
Letting Agents
Surveyors & Valuers**

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3 Rowan Drive, Newport, TF10 7RP
Offers In The Region Of £245,000

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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.

The double glazed and gas centrally heated accommodation is set out in further detail below;

Side entrance door into...

Entrance Hall

Having a shelved storage cupboard and radiator.

Lounge

15'7" x 9'10" (4.75 x 3.02)

A well proportioned room having two front aspect uPVC double glazed windows. Wall mounted electric fire and two radiators.

Breakfast Kitchen

15'6" x 9'0" (4.74 x 2.75)

Having base and wall mounted units comprising green shaker style cupboards and drawers with wood effect work tops above. 1 1/2 composite sink with drainer. Integrated oven with 5 ring gas hob above and extractor hood over. Space and plumbing provisions for a washing machine and dryer. Space for upright fridge-freezer. Rear aspect uPVC double glazed window and door to rear garden. Vertical radiator.

Stairs from the Kitchen rise to the first floor Landing, having hatch to loft and side aspect uPVC double glazed window.

Main Bedroom

11'5" x 9'4" (3.49 x 2.87)

A good sized double bedroom having a front aspect uPVC double glazed window. Built-in double wardrobe and radiator.

Second Bedroom

9'7" x 8'10" (2.93 x 2.71)

Double bedroom having a rear aspect uPVC double glazed window. Radiator and wardrobe recess.

Third Bedroom

7'6" x 5'11" (2.31 x 1.82)

A good sized single bedroom, having a front aspect uPVC double glazed window and radiator.

Bathroom

P shaped bath with mains fed shower over. Pedestal wash hand basin and

low-level flush WC. Rear aspect uPVC double glazed window and chrome towel radiator.

Outside

A block paved driveway provides off-road parking for several vehicles with lawn to one side, leading to an attached GARAGE (5.32 X 2.34) having an up and over door, power and light. Side courtesy door from the garage leads to the private rear garden, set to decking and lawn areas. Outside tap and garden shed.

Additional Information

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

EPC RATING: D

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.

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.

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

DIRECTIONS: From Newport High Street take the right hand turn into the Wellington Road, and proceed for approximately ¼ mile. Take the left hand turning into Granville Road, immediately after the Wellington Road Doctors' Surgery, then the first right hand turn into Ashworth Way. Take a right turning into Rowan Drive and the property can be found on your lefthand 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.

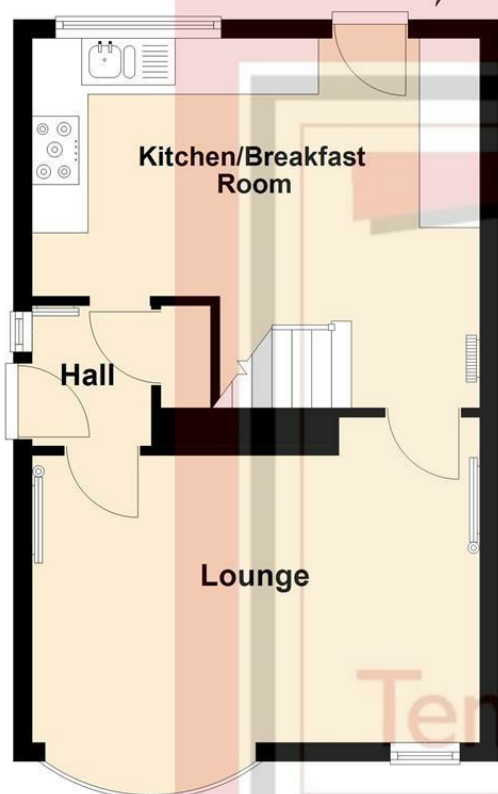




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

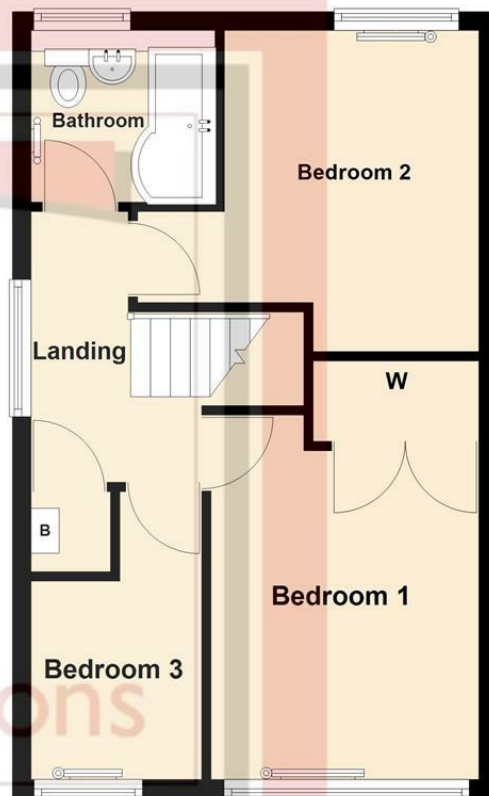
Ground Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 74.7 sq. metres (803.5 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.

3 Rowan Drive, 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.

