



**Estate Agents
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71 Stafford Road, Newport, TF10 7QY
Offers In Excess Of £235,000

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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 is set out in further detail below:-

Wooden front door into

Hallway

having vintage black/white patterned tiled floor. Radiator. Useful understairs storage cupboard.

Living Room

14'1" x 12'3" (4.30 x 3.75)

with wall mounted gas fire. Picture front aspect bay window and radiator.

Dining Room

14'1" x 9'10" (4.30 x 3.00)

having brick built fireplace with open grate. Bay window with front aspect. Radiator.

Kitchen

13'5" x 9'0" (4.10 x 2.75)

with a range of wooden fronted cupboards and drawers having contrasting worksurfaces. Inset stainless steel sink and drainer unit. Space for dishwasher and washing machine. Space for cooker and fridge. Built-in shelved pantry. External door to rear garden.

Stairs rise from the hallway to an attractive galleried landing with a front aspect window and access hatch to a partially boarded loft space with fitted ladder.

Bedroom One

12'3" x 12'3" (3.75 x 3.75)

with front aspect window and radiator.

Bedroom Two

12'3" x 9'10" (3.75 x 3.00)

having tiled feature fireplace and grate. Radiator and window with front aspect.

Bedroom Three

9'0" x 6'6" (2.75 x 2.00)

with rear aspect window. Radiator.

Bathroom

having a coloured suite comprising bath with tiled surround and mixer shower above. Inset wash hand basin with base cupboard below. Close coupled W.C. Radiator and built-in airing cupboard.

Outside

The property is well set back from the road, approached via wrought iron gates, having mature lawns with a number of shrubs and plants, surrounded by a variety of firs. The driveway provides ample off road parking and leads to a prefabricated Garage (6.10m x 2.20m). The rear garden is a good size, offering potential to both extend the property and landscape. Brick built W.C and wooden shed.

Additional Information

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

EPC RATING: E (43)

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: Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: We understand that there are no

additional charges. (e.g. car chargers, solar panels)

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 planning permissions or developments that would affect the property.

COAL FIELDS/MINING: The property has not suffered from any mining related issues as far as the vendor is aware.

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

DIRECTIONS: From Newport High Street and the mini island, proceed along Stafford Street to the traffic lights. Continue straight along Stafford Road as you leave town and after a short distance the property can be found on the left 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 identification documents prior to the issue of sale confirmation.

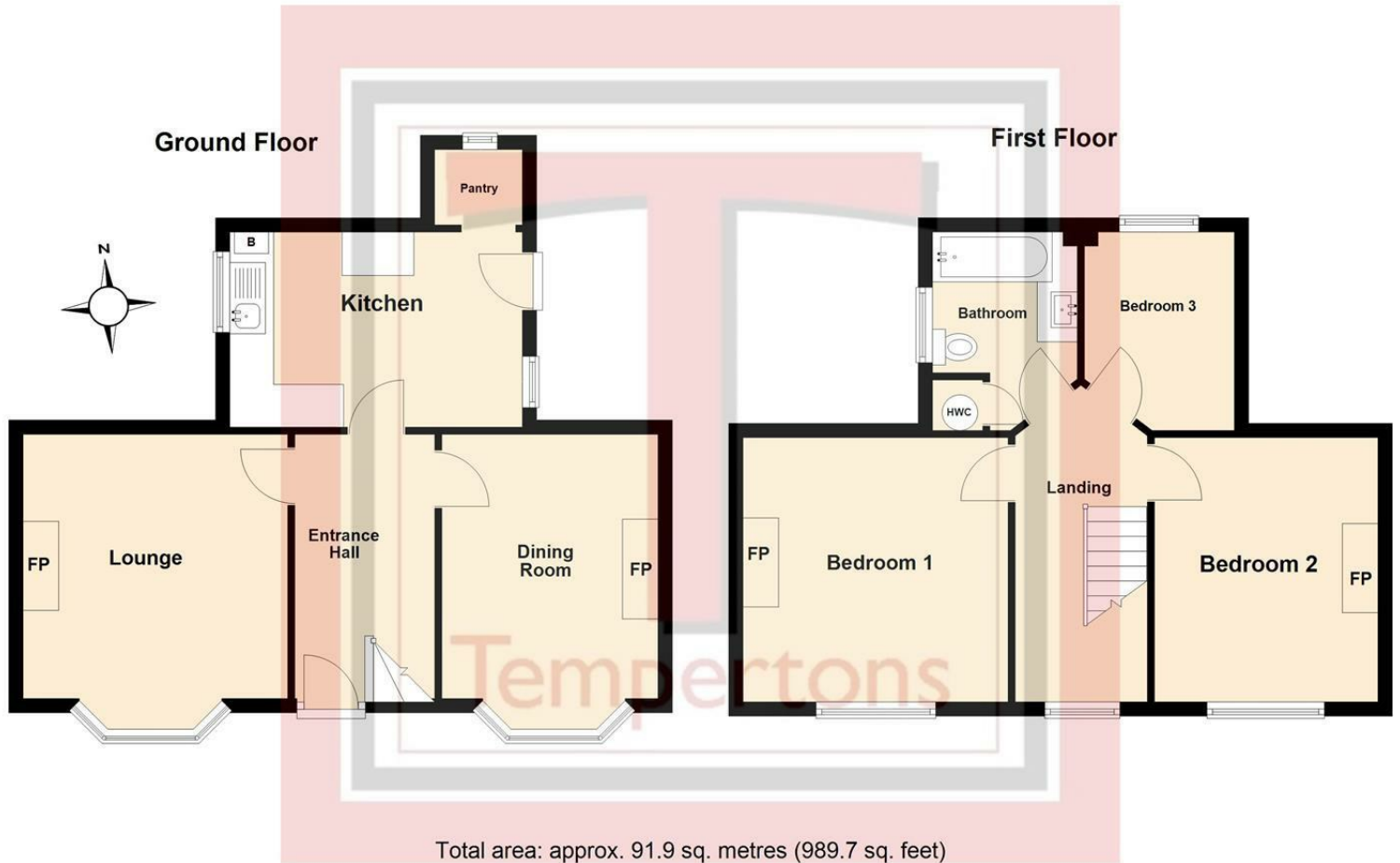
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		83
(81-91) B		
(69-80) C		
(55-68) D	43	
(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.

71 Stafford 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.