



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



23 Granville Road, Newport, TF10 7EQ
Offers In The Region Of £259,000

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Newport is a 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.

Available with No Upward Chain

This brick and tile built detached bungalow is very conveniently situated in Newport, occupying a pleasant position fronting Granville Road and handy for the High Street.

The property benefits from uPVC double glazing and gas central heating, having a larger than average sized garden and ample off road parking.

The property in more detail:-

PVC panelled front door into

Hallway

with coved finish to ceiling and radiator. Built-in cloaks cupboard and separate airing cupboard.

Kitchen

9'8" x 7'9" (2.95 x 2.37)

having a range of painted wooden cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces. Inset sink and drainer unit. Space for standalone cooker. Space and plumbing provision for washing machine and upright fridge/freezer. Radiator and double glazed front aspect window.

Lounge

13'9" x 10'7" (4.20 x 3.25)

with brick-built feature fireplace and hearth having coal effect electric fire. PVC double glazed square bay window and front aspect. Panelled radiator.

Open archway into

Dining Area

9'0" x 8'2" (2.75 x 2.50)

having panelled radiator and double doors into

Sun Room

6'6" x 7'4" (2.00 x 2.25)

with double glazed windows and doors having views of the rear garden. Slate tiled floor.

Bedroom

10'7" x 8'8" (3.25 x 2.65)

with rear aspect double glazed window and panelled radiator. Built-in full height wardrobe with hanging rail and shelf.

Shower Room

a fully tiled wet room with non-slip flooring and walk-in shower having curtain rail and electric shower unit. Pedestal wash hand basin. Low level flush W.C. Radiator and rear aspect double glazed window with patterned glazing.

Outside

The property is approached off Granville Road over a tarmac driveway offering at least two parking spaces with ornamental stone front garden. A side gate opens to the good sized enclosed rear garden laid chiefly to attractive pavings and coloured stone for ease of maintenance, having a number of mature shrubs, plants and specimen trees. Useful garden shed. Outside tap.

Additional Information

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

EPC RATING: D (59)

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

Vendors are not aware of any mobile black spots within the property. Vendors are not aware of any broadband having been fitted at the property.

ADDITIONAL CHARGES: We understand that no additional charges

are payable.(e.g. car chargers)

RIGHTS AND RESTRICTIONS: The vendors 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 vendors are not aware of any planning permissions or developments that would have an impact on 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: Follow the High Street South out of town, passing Avenue Road on the left. After a short distance turn right onto Granville Road and the property will be found 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.

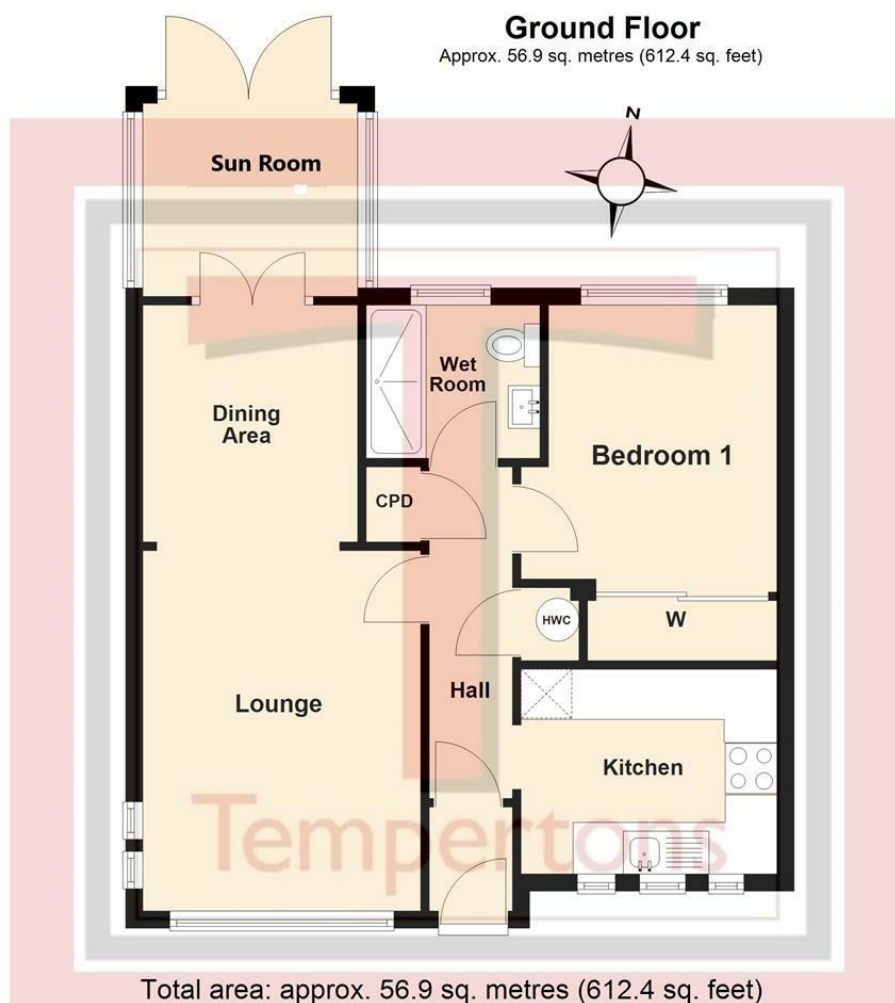
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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	59	84
(81-91) B		
(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 



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.

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