



## **13 The Woodlands, Newport, TF10 9EN**

**Offers Over £305,000**

Conveniently located this house has three generous bedrooms, two reception rooms, a modern kitchen, utility room and ground floor WC. Add to this a larger than average rear garden and off road parking really means it has it all. Situated in the popular village of Lilleshall too it is sure to be popular.

### Entrance Porch

with UPVC double entry doors and quarry tiled floor.

### Hall

at the centre of the house with a grey wooden floor.

### Lounge

a bright room with windows to the front and rear. There is matching grey wooden flooring, two radiators and fireplace with surround.

### Dining Room

with a window towards the front, matching grey flooring, feature fireplace and radiator.

### Kitchen



with range of modern white wall and base units and spaces for appliances, there is a radiator and the room looks over the rear garden.

### Utility

with plumbing for appliances, a radiator, fitted worksurfaces and wall cupboards for storage.

### WC

with toilet and radiator.

### Stairs and Landing

carpeted to the floor with airing cupboard.

### Bedroom One



a large room with carpet to the floor, radiator and built in storage.

### Bedroom Two



a further double with carpet to the floor, radiator and built in storage.

### Bedroom Three



with carpet to the floor, a radiator and built in storage.

### Bathroom



comprises of a white suite with storage cabinet. There is a shower over the bath.



# Floor Plan

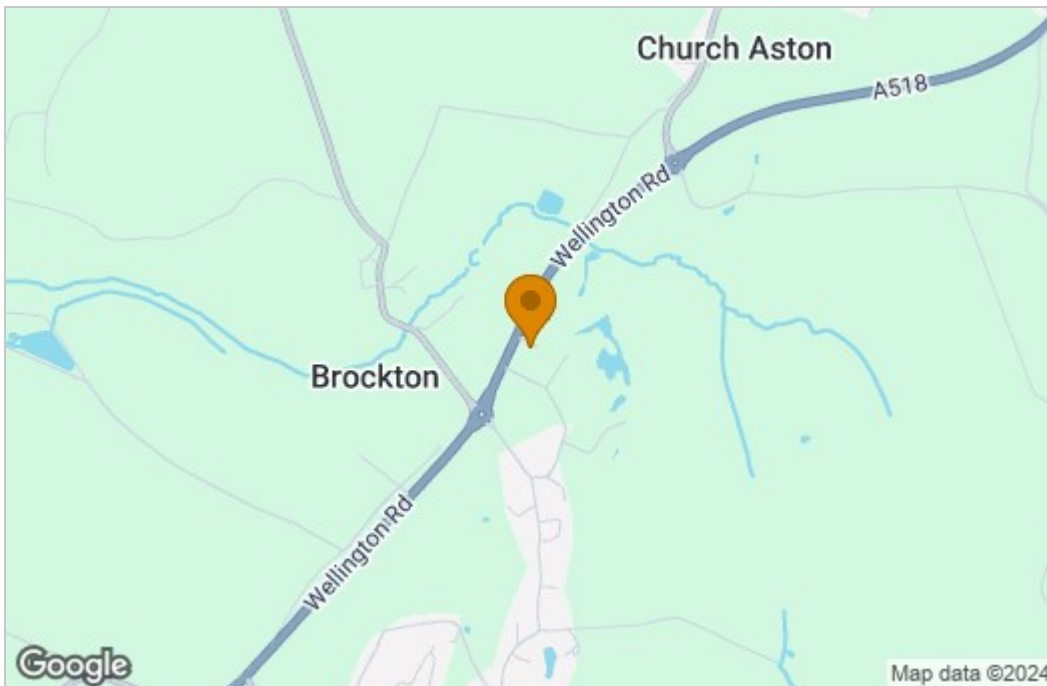
GROUND FLOOR

1ST FLOOR

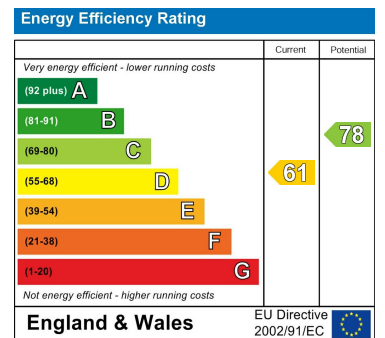


Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

# Area Map



# Energy Efficiency Graph



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.