



23 Wallshead Way, Newport, TF10 9JG
Offers In The Region Of £250,000

If you are looking for a house that is ready to go, look no further. This modernised semi-detached house has that real feeling of quality with a modern kitchen including integrated appliances and contemporary bathroom. Both completed in the last year they complement the excellent living accommodation, well-proportioned bedrooms and popular location.

Located in Church Aston on the edge of the popular market town of Newport with a wide range of both independent shops and some of the more recognizable brands. The area also boasts a number of supermarkets including Waitrose, Aldi and Lidl. The local area is known for its sought after Primary and Secondary schools too. Larger towns are within driving distance and the M54 motorway is just several miles away allowing access to Birmingham and other cities.

Hall



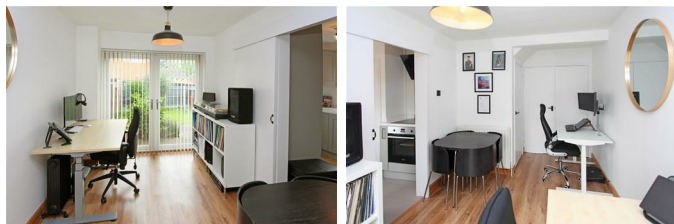
With a wooden floor this space offers access to the lounge, kitchen and stairs. The part-glazed entrance door and side glazing means the room is naturally bright.

Lounge



The lounge benefits from an abundance of natural light with a large front-facing window. The striking feature is the electric fire with surround and hearth. There are also doors leading to the dining room linking the living spaces.

Dining Room



This well-proportioned room can be accessed from both the kitchen and lounge and benefits from fully glazed doors leading to the garden. This room's flexibility is shown by the current owners who use this as a home office space, with occasional dining.

Kitchen



The well-planned kitchen features light grey stylish

wall and base units, beautifully complemented by light work surfaces with matching splashback. Integrated appliances, including a fridge, freezer, dishwasher, oven, hob and extractor. There is also a half-glazed door to the garden for added convenience.

Landing



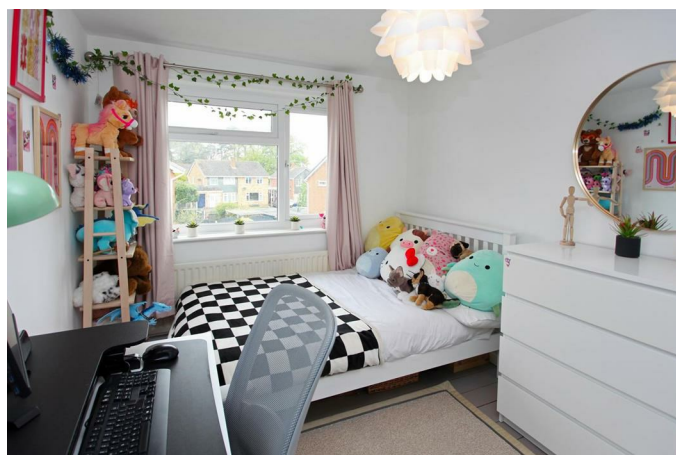
A straight staircase from the hall leads to the first-floor landing. There is a loft hatch and airing cupboard offering additional storage.

Bedroom One



With the benefit of natural light from two windows, this spacious double bedroom is another bright room. There is also the benefit of a built-in storage cupboard.

Bedroom Two



A further double bedroom with the added benefit of built-in storage. This room overlooks the garden.

Bedroom Three



This well-proportioned bedroom is currently used as a double and is on the front elevation.

Bathroom



A beautiful spacious bathroom with a real sense of style that includes a sink with vanity unit, bathtub with shower over and modern shower screen. The walls are fully boarded and there is a stylish radiator to finish off the room.

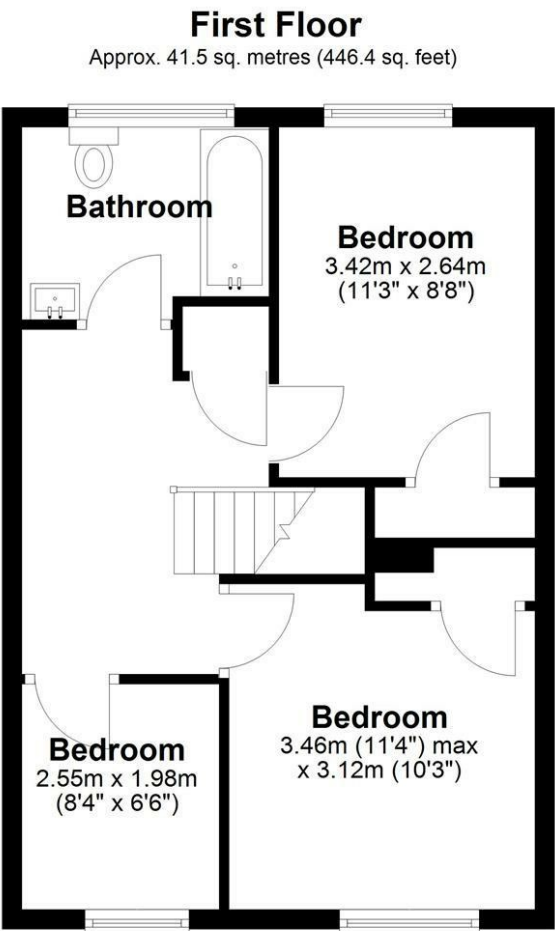
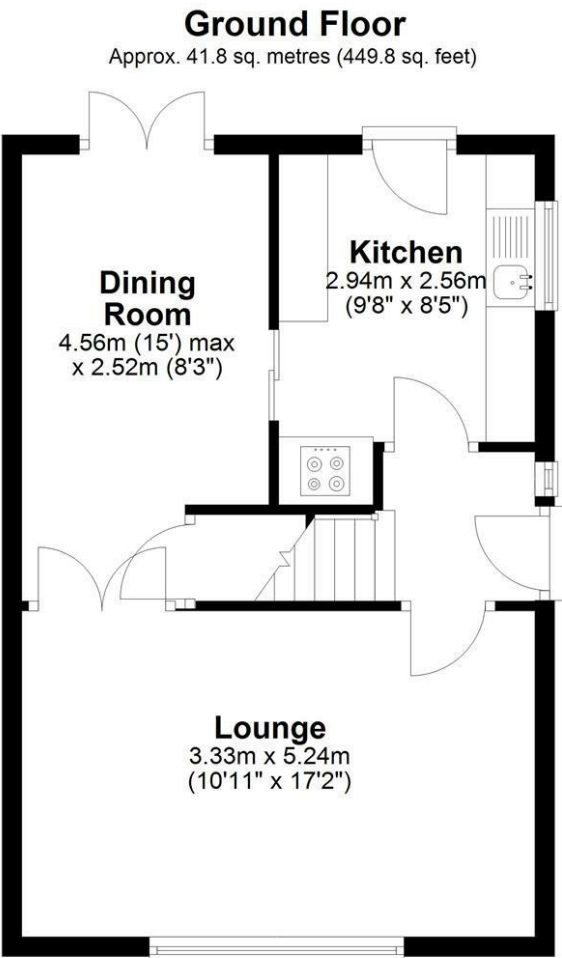
Outside



To the front, the property has excellent off-road parking for a number of vehicles and the front garden is mainly laid to grass with mature shrubs and plants.

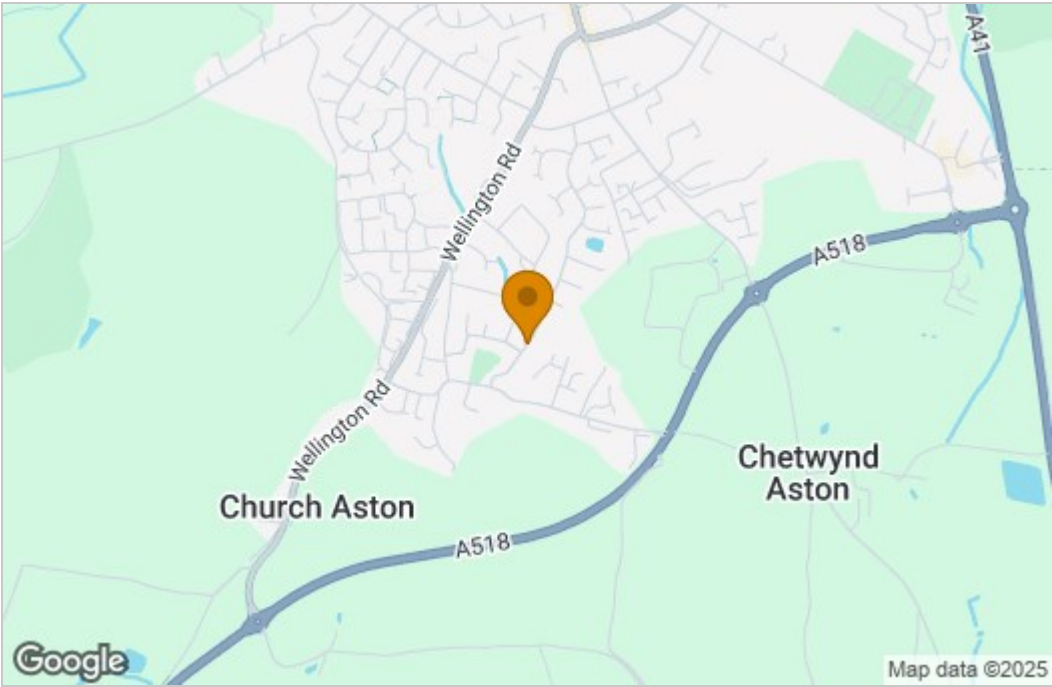
The rear garden has the benefit of being south facing and feels private. It includes a patio area directly outside the dining room, the remainder is lawned with shrubs to the edges. There is also a wooden shed.

Floor Plan

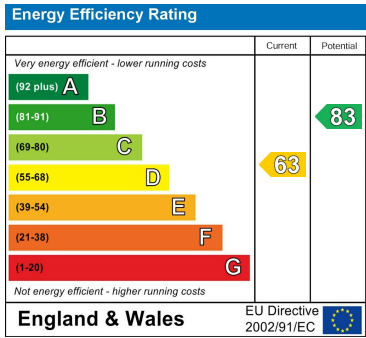


Total area: approx. 83.3 sq. metres (896.2 sq. feet)

Area Map



Energy Efficiency Graph



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