

**FOR SALE**

25 Avenue Road, Newport, TF10 7EA

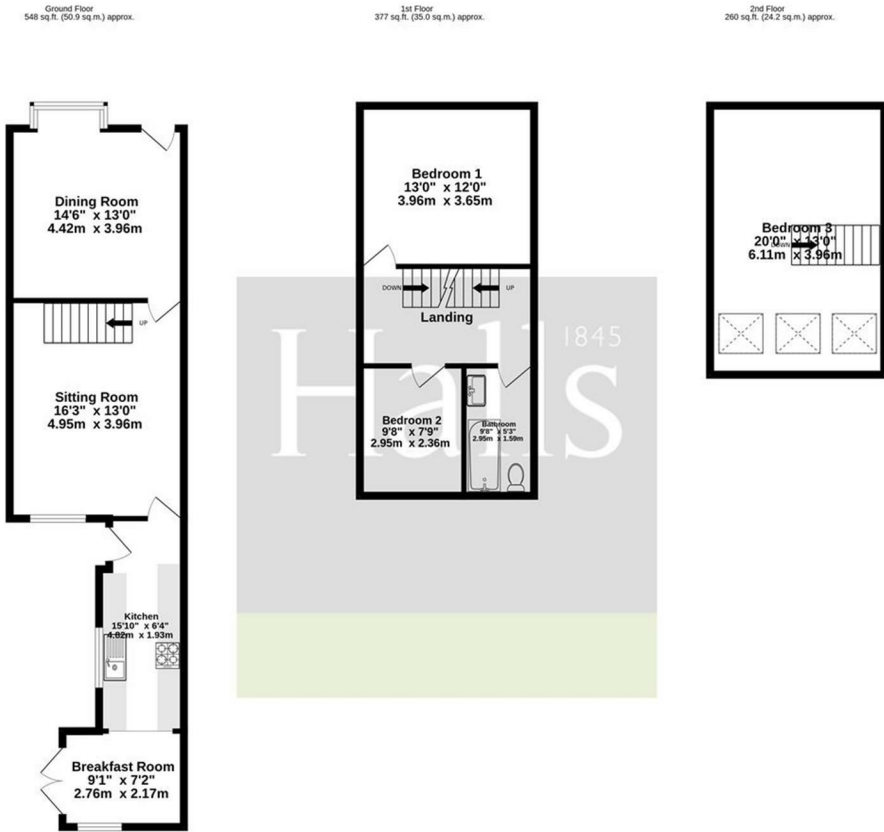
**Halls** 1845



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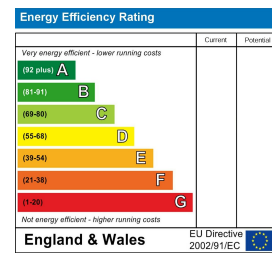
Offers in the region of £270,000

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TOTAL FLOOR AREA: 1185 sq. ft. (110.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Performance Rating



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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**Telford Sales**  
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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Period Property
- Three Bedrooms
- Two Reception Rooms
- Private Driveway
- Well Designed Garden
- Town Centre Location

#### DESCRIPTION

This three bedroom character property is ideally situated in the centre of Newport, with excellent access to shops, restaurants and a host of other amenities nearby. The property is well-presented throughout, with character features and modern conveniences blending seamlessly to create the perfect home for first-time-buyers and small families alike. A key feature of the property is the driveway to the front which can accommodate two vehicles with ease, and there is a beautiful garden to the rear.

#### LOCATION

Newport is a thriving market town, which is ideally located for access to Wolverhampton and Telford. With a wide range of shops, cafes, bars and restaurants, the High Street is a vibrant and welcoming place to be. There are some excellent primary and secondary schools nearby, with the esteemed Harper Adams University providing further education and a host of specialist fields of expertise.

#### DIRECTIONS

From Wellington, follow Haybridge Road through Hadley and continue towards Trench Lock. At the Trench Lock roundabout, follow the A518 towards Newport, and continue straight ahead over the next four roundabouts, before taking the first exit at the fifth roundabout towards Church Aston/Newport. Follow Wellington Road for just over 1 mile before arriving in Newport at a T Junction. Take a right turn, then an immediate left turn (almost straight ahead) onto Avenue Road where the property can be found approximately 100 metres down on the left-hand side.

#### DESCRIPTION

##### GROUND FLOOR

##### DINING ROOM

You enter the property into a good-size reception room – currently utilised as a dining room – with feature bay window to the front aspect.

##### SITTING ROOM

A further spacious reception room, with window to the rear elevation, stairs ascending to the first floor, and door providing access to the kitchen.

##### KITCHEN

Galley-style kitchen, with a good range of wall and base units, plus a sink with drainer, and cooker with extractor fan above.

#### BREAKFAST ROOM

A very useful and versatile space, that provides the opportunity to use one of the other reception rooms as a study or family room. There is space for a dining table, and French doors which lead into the garden.

#### FIRST FLOOR

##### BEDROOM 1

A spacious double bedroom with views to the front aspect, useful storage cupboard above the stairs, and ornate cast iron fireplace.

##### BEDROOM 2

A single bedroom with views to the rear aspect, which is currently utilised as an office.

##### BATHROOM

White three-piece suite comprising bath with overhead shower, wash basin with vanity unit, and W.C.

#### SECOND FLOOR

##### BEDROOM 3

A very large double bedroom which has been converted from the loft, providing plenty of space for a double bed and desk, and offering ample light through the three skylights.

#### OUTSIDE

#### FRONT ELEVATION

Block paved driveway suitable for two vehicles.

#### REAR ELEVATION

A mature and established garden, with lawn surrounding by borders containing a range of trees and shrubs. There are a choice of seating areas enabling the owners to follow the sun around, and a useful storage shed discreetly hidden away at the end of the garden.

#### LOCAL AUTHORITY

Telford and Wrekin Council – 01952 380 000

#### COUNCIL TAX

This property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 03456 789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### TENURE

Freehold with Vacant Possession on Completion.

#### VIEWINGS

Strictly by appointment with the selling agent