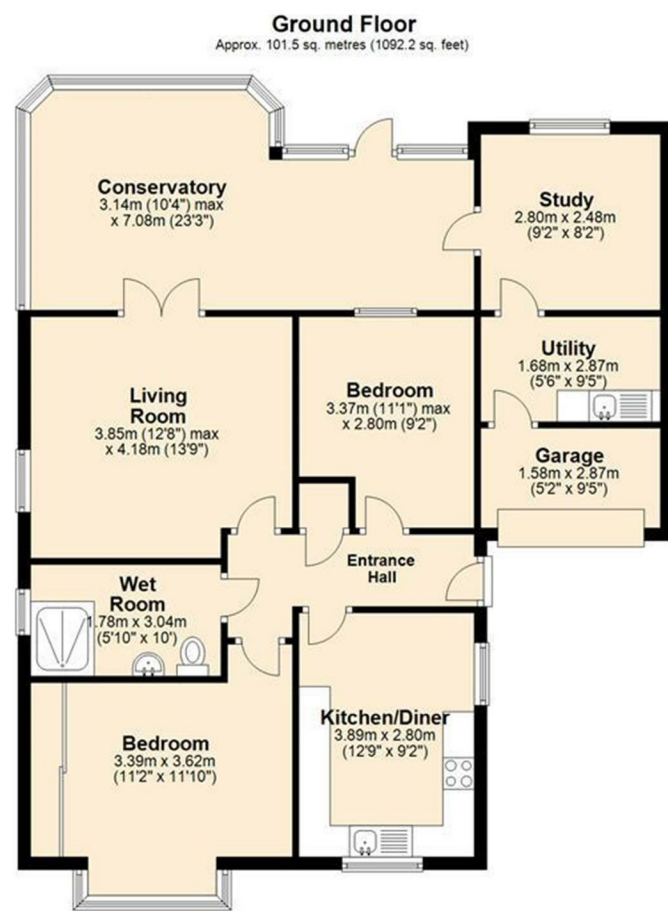


FOR SALE



1 Beechcroft Court, Newport, TF10 7FA



Total area: approx. 101.5 sq. metres (1092.2 sq. feet)

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.  
Plan produced using PlanUp.



FOR SALE

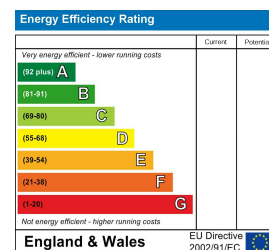
Offers in the region of £375,000

1 Beechcroft Court, Newport, TF10 7FA

**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.

Energy Performance Rating



01952 971800

Telford Sales  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Desirable Location
- Spacious Detached Bungalow
- Large Conservatory
- Two Bedrooms and Wet Room
- Driveway with Ample Parking
- Study and Utility Room

#### DIRECTIONS

From Newport High Street, head south by car and turn right onto Wellington Road. Take the next right onto Boughey Road, then make the fourth right turn onto Gravelly Drive. Continue along Gravelly Drive and turn right again onto Sandiford Crescent. Follow the road as it curves into Roddam Court, where Beechcroft Court will be on your right.

#### 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.

#### DESCRIPTION

Tucked away just behind Newport High Street, this impeccably maintained detached bungalow features two bedrooms, a spacious conservatory, and a low-maintenance enclosed rear garden.

Built in 2014, this modern bungalow is nestled in a quiet cul-de-sac with only four properties. The layout is centred around the entrance hall, with rooms thoughtfully arranged on either side. At the front of the home, you'll find a contemporary kitchen and breakfast room equipped with integrated Bosch appliances, including an induction hob. The sitting room, located at the rear, opens through French doors into a generous conservatory that spans the full width of the property, providing additional living and dining space. The master bedroom includes fitted wardrobes and is conveniently located next to a large wet room. Completing the accommodation are a second bedroom, a study, a utility room, and a storage room.

The professionally landscaped rear garden is enclosed and features well-stocked flower borders, with pedestrian access on both sides of the property. A block-paved driveway offers parking for two cars, along with two additional parking spaces at the front.

#### ROOMS

##### ENTRANCE HALL

With direct access from the driveway and doors leading to the principal rooms.

##### KITCHEN/BREAKFAST ROOM

A good-size room with a wide range of wall and base units for storage. There are built-in appliances, ample countertop space, and an area for dining.

##### LOUNGE

A spacious reception room with French doors leading into the conservatory.

##### CONSERVATORY

Large 'P' shaped conservatory providing additional living space with French doors leading into the rear garden.

##### STUDY

Located at the rear of the garage and with a door leading into the conservatory, this versatile room is currently utilised as a study.

##### UTILITY ROOM

With plumbing available for white goods, fitted units for storage, and a sink on the countertop.

##### BEDROOM 1

A large double bedroom with fitted wardrobes providing ample storage.

#### BEDROOM 2

A further double bedroom situated at the rear of the property.

#### WET ROOM

A white three-piece large walk in shower, wash-hand basin and W.C.

#### EXTERNAL

##### FRONT ELEVATION

Block paved driveway for up to four vehicles that leads up to part converted garage/storage room with electric roller shutter doors.

##### REAR ELEVATION

A private and low maintenance rear garden with shrub borders and paving stones.

#### LOCAL AUTHORITY

Telford and Wrekin Council – 01952 380 000

#### COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 03456789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: [telford@hallsgb.com](mailto:telford@hallsgb.com).

#### POSSESSION AND TENURE

Freehold with vacant possession on completion.