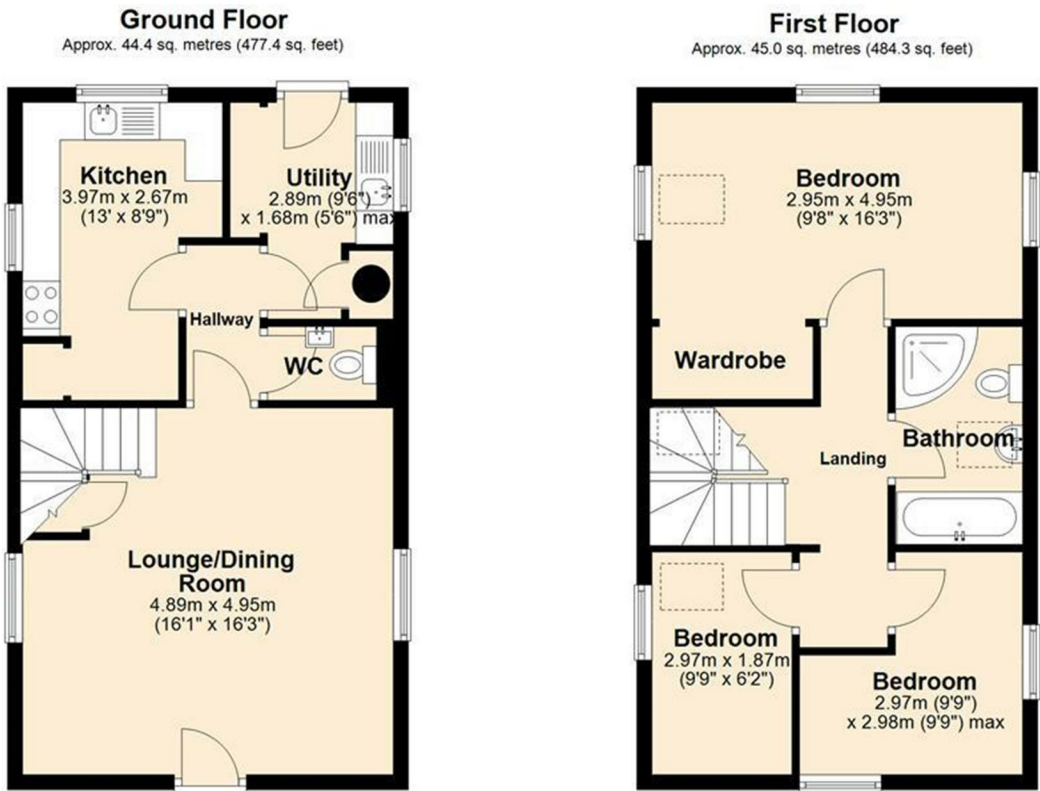


FOR SALE

Outwoods Chapel Outwoods, Newport, TF10 9EA



Total area: approx. 89.3 sq. metres (961.7 sq. feet)

The floorplans provided are for illustrative purposes only. All dimensions, layouts, and designs are approximate and may vary from the final product. The information contained herein is subject to change without notice, and the developer or seller makes no warranties or representations regarding the accuracy or completeness of the floorplan. Buyers are advised to verify all details, including measurements, directly with the developer or construction team prior to purchase.

Images are for visualization purposes only and may not reflect the actual finished product or features. Plan produced using PlanUp.



FOR SALE

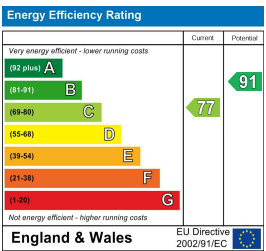
Offers in the region of £375,000

Outwoods Chapel Outwoods, Newport, TF10 9EA

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@halls.gb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Converted Chapel**
- **Driveway with parking for 4 vehicles**
- **Sought after location**
- **Total ft² - 947**
- **Energy efficient epc rating C**
- **Planning permission for two storey extension to rear and double garage**

DESCRIPTION
Nestled on the outskirts of Newport, Shropshire, this beautifully renovated three-bedroom chapel offers a unique blend of historical charm and modern living. Once a place of worship, the building has been thoughtfully transformed into a spacious, contemporary home, maintaining its original architectural features while incorporating stylish, modern finishes.

Inside, you'll find an open-plan living/dining area with dual aspect windows which flood the space with natural light, creating a bright and airy atmosphere. The chapel style windows add character, while the new fixtures and fittings provide all the comforts of a modern home.

The sleek, fully-equipped kitchen provides ample worktop and storage space perfect for home cooking whilst the utility and W.C. offer convenience to daily life.. The Master double bedroom and 2 single bedrooms offer a tranquil retreat, with the master bedroom featuring a stunning skylight in the ceiling that emphasizes the space and grandeur of the property.

The bathroom is fully equipped with both a bath and a shower cubicle providing a perfect family bathroom. Outside, the property is set in a peaceful rural setting, with a private garden and ample parking space.

The property is well insulated and is heated by a ground source heat pump providing underfloor heating to both floors and supplies the hot water.

This exceptional home combines the best of both worlds – the charm of a historical chapel with the convenience and luxury of modern living. Perfect for those looking for something truly special, offering a unique lifestyle on the Staffordshire/Shropshire border.

LOCATION
Situating in the hamlet of Outwoods, approximately 3 miles from Newport's Market Town, Outwoods Chapel offers convenient access to nearby towns and cities via the A41. The village also features a range of supermarkets, leisure facilities and schools, perfect for everyday life.

DIRECTIONS
From Wellington go towards Newport. Once in Newport take Stafford Road. At the mini roundabout take the second exit and take the second exit at the next round about onto the A518. Stay on this road for 1.6 miles before turning right onto Coley Lane. Stay on Coley Lane for 1 mile where you will find the property on your right-hand side.

PLANNING PERMISSION
Planning permission has been granted for a two storey rear extension and new garage.
23/38429/HOU
<https://www12.staffordbc.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal=I548Z3PSS0000>

ROOMS

GROUND FLOOR
LOUNGE/DINING ROOM
The spacious lounge/dining room provides the perfect space for both relaxing and entertaining, with an open staircase leading to the first floor.
KITCHEN
A fitted kitchen with ample work top space, storage space and separate pantry as well as views to the rear and side of the property.
UTILITY
The utility provides plenty of space for washing utilities and access through the rear of the property.
W.C.
A white two-piece suite comprising wash-hand basin and W.C.

FIRST FLOOR
BEDROOM ONE
A spacious double bedroom with fitted wardrobe space, dual aspect windows to the rear and side of the property as well as a skylight.
BEDROOM TWO
A single bedroom with dual aspect windows to the front and side of the property.
BEDROOM THREE/STUDY
A single bedroom with a skylight and a window to the side of the property.

BATHROOM
Four-piece suite comprising bath, shower, wash-hand basin and W.C.
EXTERNAL

OUTBUILDING
The outbuilding offers a perfect space for storage or gardening equipment.
GARDEN
The garden provides planted front border with front access gate, grassed and gravelled space perfect for outside seating and barked area which is currently used a children's play space.
LOCAL AUTHORITY
Stafford Borough Council.
COUNCIL TAX BAND
Council Tax Band C.
POSSESSION AND TENURE
Freehold with Vacant Possession on Completion.
VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.