



**10 Powell Place,  
Newport,  
TF10 7BS**

**Offers Over £199,950**



Powell Place is a two bedroom semi detached house, with driveway parking and an attractive rear garden. With the additional benefit of a conservatory. Walking distance to Newport Town Centre. No Upward Chain.

The ground floor features an entrance porch leading into a welcoming hallway, a spacious lounge with patio doors opening into the conservatory, which has UPVC doors providing access to the rear garden and kitchen. On the first floor, there are two double bedrooms and a bathroom.

Outside, the rear garden includes a patio area leading to a well-maintained lawn. A sheltered side access gate connects the garden to the driveway and front garden.

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Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

A viewing is highly recommended.

### **PORCHWAY**

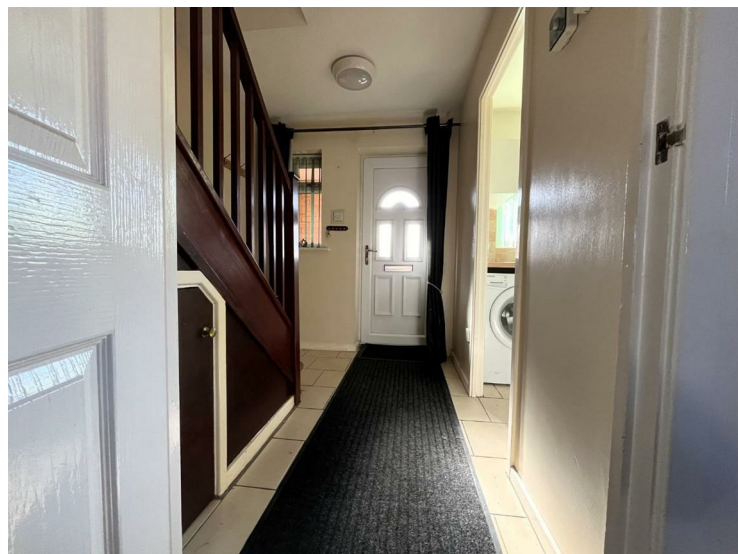
6'11" x 1'9" (2.11 x 0.55)

With a PVC glazed front door

### **ENTRANCE HALLWAY**

6'7" x 8'0" (2.01 x 2.46)

The floor is tiled and understairs storage cupboard and a radiator.



### **KITCHEN**

8'0" x 5'10" (2.45 x 1.79)

A selection of white matte base and wall units with wood-effect worktops and tiled splashbacks. The kitchen includes an integrated Bosch electric oven, a gas hob with an extractor fan above, and a stainless steel sink with a drainer and mixer tap. There are designated recesses for a fridge and plumbing for a washing machine. The floor is tiled.



### **LOUNGE**

15'1" x 12'8" (4.62 x 3.87)

A wall-mounted gas fire set on a marble base with a decorative surround. Double white UPVC sliding doors provide access to the conservatory.



### **CONSERVATORY**

8'9" x 9'6" (2.67 x 2.90)

White UPVC double French doors leading to the garden, with tiled flooring and electricity.



## FIRST FLOOR

Stairs with wooden banister to the first floor.

## BEDROOM ONE

12'8" x 8'0" (3.87 x 2.45)

A double bedroom with fitted wardrobes overlooking the rear garden.



## BEDROOM TWO

12'8" x 8'1" (3.87 x 2.47)

A second double bedroom overlooking the front of the property.



## BATHROOM

6'10" x 6'3" (2.10 x 1.92)

A single shower enclosure with chrome dual aspect shower head. A pedestal wash basin and a low level W.C. With partially tiled walls and a tiled floor with an extractor fan and airing cupboard.



## REAR GARDEN

A paved patio area, leading to a laid lawn, there is a sheltered area leading to a side gate which accesses the front driveway.





## OUTSIDE

There is driveway parking for up to two cars, a gravelled area and planted borders with mature shrubs.

AGENTS' NOTES:

EPC RATING: C (75) - a copy is available upon request.

SERVICES: We are advised that mains water, gas, electricity and drainage are available. The property is heated by a gas fired central heating system. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: We are advised by the Local Authority Telford & Wrekin, the property is Band B (currently £1,678.47 for the year 2025/2026)

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are

approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

MOBILE SIGNAL/COVERAGE: EE Likely / O2 Likely / Three Limited / Vodafone Limited

PARKING: DRIVEWAY PARKING

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at [newport@davieswhiteperry.co.uk](mailto:newport@davieswhiteperry.co.uk)

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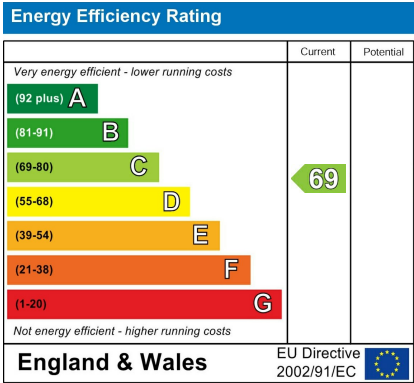
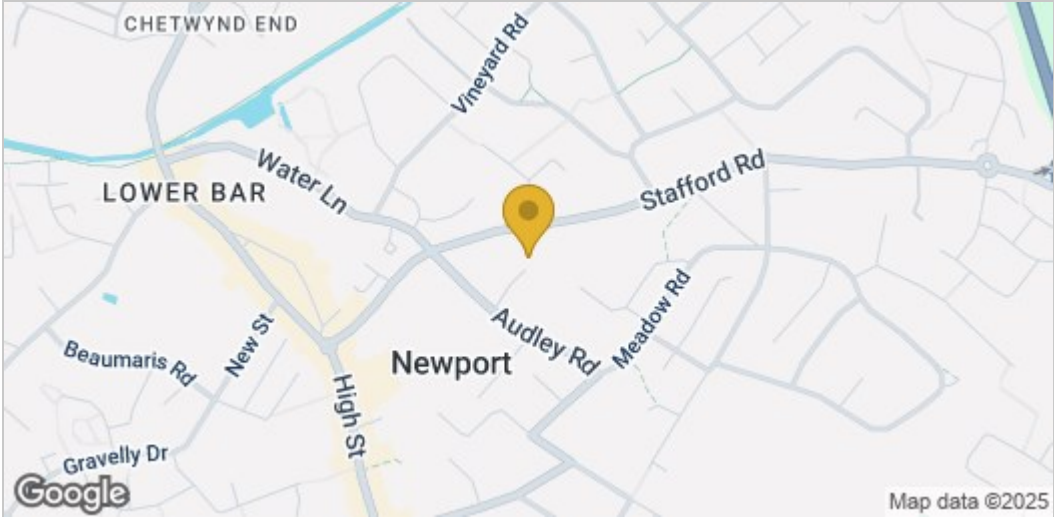
DIRECTIONS: From our office in the High Street, head north at the round about take the second exit onto Stafford Street. at the traffic lights turn right. Turn left onto Place and the property can be identified with a For Sale board.

GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.8 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 as to their operability or efficiency can be given.  
Made with Metroplan 6/2025



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 firms employment has the authority to make or give any representation or warranty in respect of the property.