



**2 Grove Gardens,
Newport,
TF10 7GN**

OIRO £525,000

A spacious three-bedroom detached bungalow situated in a sought-after small development in Newport, complete with driveway parking. The property features a master bedroom with built-in wardrobes and an ensuite, along with an additional bathroom which can be accessed from bedroom two.

Grove Gardens is a generously sized bungalow offering a thoughtfully designed layout, with a wrap-around entrance hallway. This hallway leads to a large lounge, featuring French doors that open onto the rear garden. The cream-fitted kitchen is equipped with an integrated fridge, oven, and induction hob, while the adjacent utility room adds extra convenience, including an internal door to the garage and an exterior door to the rear garden. The master bedroom boasts fitted wardrobes and an ensuite wet room, and there are two additional double bedrooms as well as a Jack and Jill-style bathroom.

Outside, the property provides driveway parking for multiple vehicles. The rear garden is a lovely space, featuring a patio area and a laid lawn, with access gates leading to the front driveway.

Offered with no upward chain, early viewing is highly recommended.

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).

ENTRANCE HALLWAY

The hallway accesses each room within the bungalow.



LOUNGE

18'3" x 14'9" (5.58 x 4.51)

A spacious lounge featuring an electric fireplace set in a

mounted marble decorative surround, with French doors that open to the rear garden.



KITCHEN DINER

20'1" x 10'8" (6.13 x 3.26)

A selection of cream shaker-style base and wall units, featuring a breakfast bar and wooden-effect worktops. The kitchen includes integrated appliances, such as a fridge, dishwasher, double oven grill, and an induction hob with an extractor fan above. It also has a composite sink with a drainer and a mixer tap. The space is finished with Karndean flooring and inset chrome spotlights.



UTILITY

8'8" x 9'3" (2.66 x 2.84)

Having base cream units and storage cupboard, a recess area for a washing machine, a stainless steel sink, drainer and mixer tap. With an external door leading to the rear garden.



MASTER BEDROOM

16'9" x 10'4" (5.12 x 3.16)

Situated at the front of the property with dual aspect windows. There is triple built in wardrobes and drawers with inset chrome spotlights.



ENSUITE WETROOM

9'7" x 7'8" (2.93 x 2.35)

A wet room featuring a shower to the mains with chrome fittings. With a free standing wash basin and low level W.C. Tiled throughout with inset chrome spotlights and an extractor fan.



BEDROOM TWO

14'6" x 9'7" (4.43 x 2.93)

A double bedroom with two double built in wardrobes and drawers and a door to the Jack and Jill bathroom.



BATHROOM

9'6" x 8'0" (2.90 x 2.46)

A Jack and Jill-style bathroom featuring a P-shaped bath, a freestanding washbasin with a vanity unit below, and a corner double shower enclosure with a mains-powered shower. It also includes a low-level WC, a wall-mounted chrome radiator, tiled walls, inset chrome spotlights, and an extractor fan. A door provides access to the hallway.



BEDROOM THREE

8'5" x 16'3" max (2.58 x 4.97 max)

A third double bedroom overlooking the rear garden.



REAR GARDEN

A paved patio area which leads to a laid lawn, the borders are planted with mature plants and shrubs. With side access gates from both sides which leads to the front driveway.



OUTSIDE

A block paved driveway with parking for several cars, a single garage which has partially converted to the Utility.



AGENTS' NOTES:

EPC RATING: B a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. 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.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band E (currently £2,637.62 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 100mbps

Mobile Signal/Coverage Indoors: EE Limited / O2 Likely / Three Limited / Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Likely / O2 Likely / Three Likely / Vodafone Likely

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.

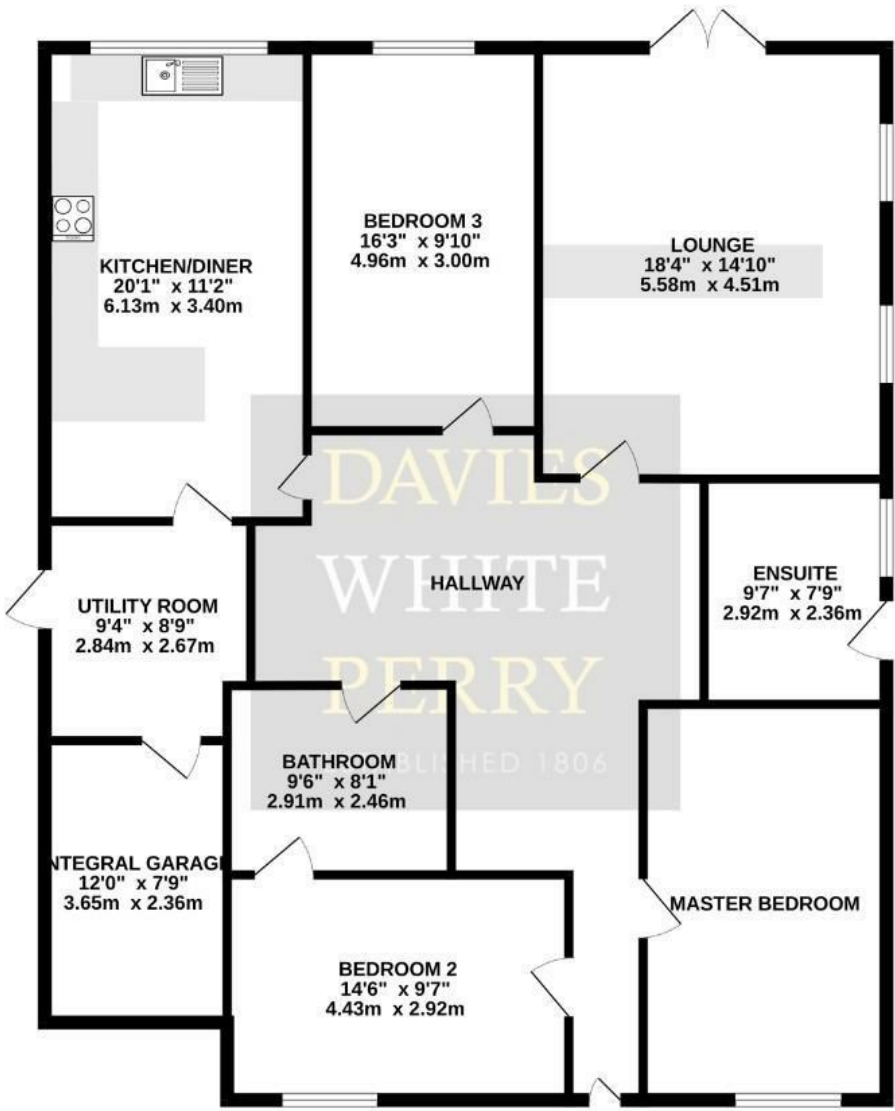
SERVICE CHARGE - £500 per annum.

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

DIRECTIONS: From our offices in the Newport High Street continue onto Upper Bar turning right onto Wellington Road.

GROUND FLOOR
1575 sq.ft. (146.3 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.