



**50 Audley Road,
Newport,
TF10 7DL**

OIRO £169,950

A three bedroom terraced house ideal for those looking to put their own stamp on a property. In need of some modernisation, the house features a generous lounge, a kitchen-diner, and a separate utility room. Upstairs, two double bedrooms and a third single bedroom. Outside, a long and spacious garden. Located within walking distance of Newport town centre and offered with no upward chain

The ground floor features an entrance hallway which leads into the lounge, a kitchen diner and Utility area.

On the first floor there are two bedrooms and a bathroom.

Outside the front garden is edges with a hedged border. To the rear of the property a long spacious garden offering great potential.

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

A UPVC glazed door leads to the entrance hallway.

LOUNGE

14'6" x 11'10" (4.44 x 3.63)

A spacious lounge with a gas fire place.



KITCHEN DINER

17'11" x 8'11" (5.48 x 2.72)

With wooden base and wall units, recess area for a cooker and space for a fridge freezer.



UTILITY

5'6" x 5'2" (1.70 x 1.60)

An inner hallway leads to a utility area with plumbing for a washing machine and space for a tumble dryer.



FIRST FLOOR

BEDROOM ONE

11'10" x 11'5" (3.63 x 3.50)

Located at the front of the house with built in cupboards.



BEDROOM TWO

12'5" x 11'5" (3.79 x 3.50)

A double bedroom overlooking the garden area.



BEDROOM THREE

7'2" x 8'6" (2.20 x 2.61)

Located at the front of the property.



BATHROOM

7'2" x 5'5" (2.20 x 1.67)

A corner shower enclosure with sliding doors, a pedestal wash basin and low level W,C



REAR GARDEN

With a shared pedestrian access with the neighbouring property. A large mature garden and a patio area.



OUTSIDE

The front garden as hedged border, car parking on the road outside the property, although neighbouring properties have had consent for off road parking with consent from the local council.

AGENTS' NOTES:

EPC RATING: TBC

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 A (currently £1,438.69 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: On street 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

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

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 office in the High Street, head north on the high Street, at the round about take the second exit onto Stafford Street. Turn right on to Audley Road the property can be identified with a For Sale board.

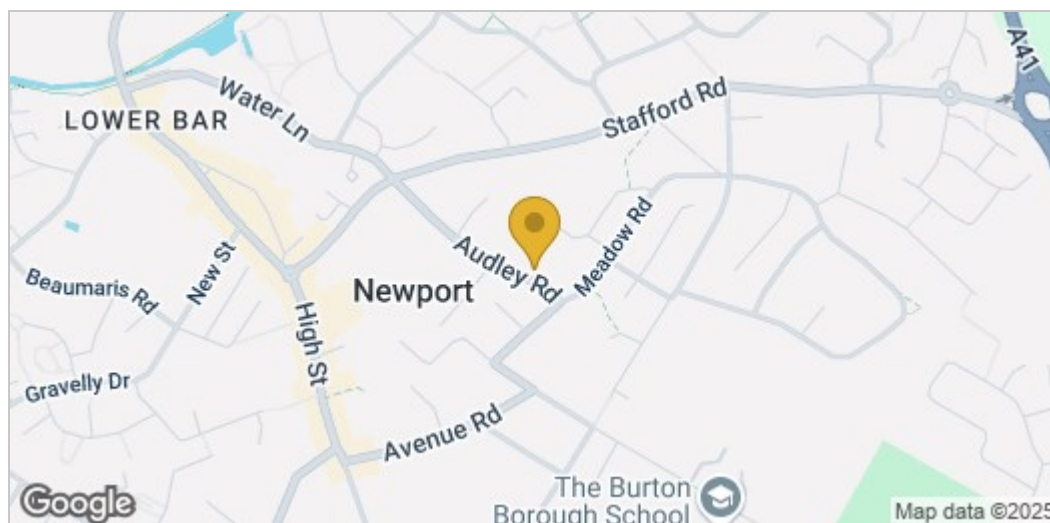
GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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 Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.