



**23 Upper Bar,  
Newport,  
TF10 7EH**

**OIRO £169,995**



Upper Bar is a beautifully presented two bedroom mid terraced house, offered with no upward chain. Ideally situated within walking distance of Newport town centre, this property is perfect for first time buyers.

The ground floor features a composite glazed front door, a triple-glazed lounge window, and stylish oak cottage-style internal doors throughout. A generous lounge includes a full-height storage cupboard, with a modern kitchen diner. The entrance hallway leads to the bathroom and benefits from a stable-style external door opening out to the rear garden.

Upstairs also features oak cottage-style doors the master bedroom boasts a charming original feature fireplace and a triple-glazed window to the front. The second bedroom is also a spacious double, with a large storage cupboard and overlooks the rear garden.

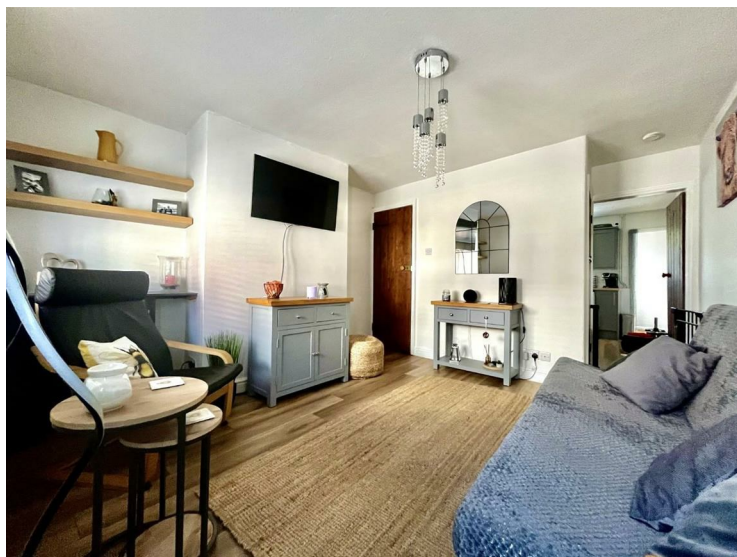
Outside, the property enjoys a long, rear garden, offering excellent potential for landscaping. With a gate for access which leads to the high street.

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).

## LOUNGE

11'4" x 11'5" max ( 3.46 x 3.49 max)

A spacious lounge with wooden effect flooring an a floor length storage cupboard



## KITCHEN DINER

9'0" x 10'1" (2.76 x 3.09)

A range of grey base and wall units is fitted with wood-effect

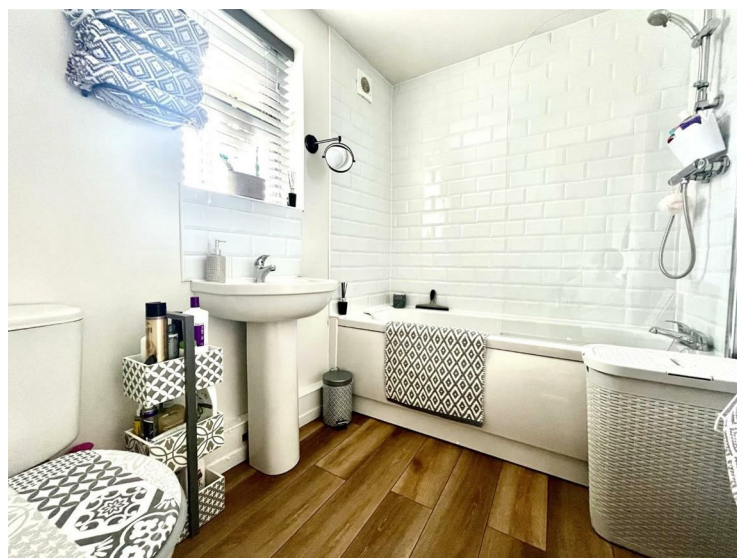
worktops and tiled splashbacks. The kitchen features a stainless steel sink with drainer and mixer tap, along with an integrated Lamona electric oven and hob, complete with an extractor fan above. There are recesses for a washing machine and fridge freezer, with wood-effect flooring.



## BATHROOM

5'8" x 7'8" (1.73 x 2.35)

A panelled bath with a shower to the mains over, which has chrome fittings. A pedestal washbasin and low level W.C the walls are tiled above the bath and wash basin. With wooden flooring and an extractor fan.



## FIRST FLOOR

### BEDROOM ONE

11'10" x 11'7" max (3.62 x 3.54 max)

A large double bedroom with a feature original fireplace.





## BEDROOM TWO

11'1" x 10'2" (3.38 x 3.11)

A second double bedroom with a large storage cupboard, overlooking the rear garden.



## REAR GARDEN

A good sized rear garden with a sunny aspect, with a patio area an outside tap and light.

AGENTS' NOTES:

EPC RATING: C

**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 £1678.47 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:** 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](mailto:newport@davieswhiteperry.co.uk)

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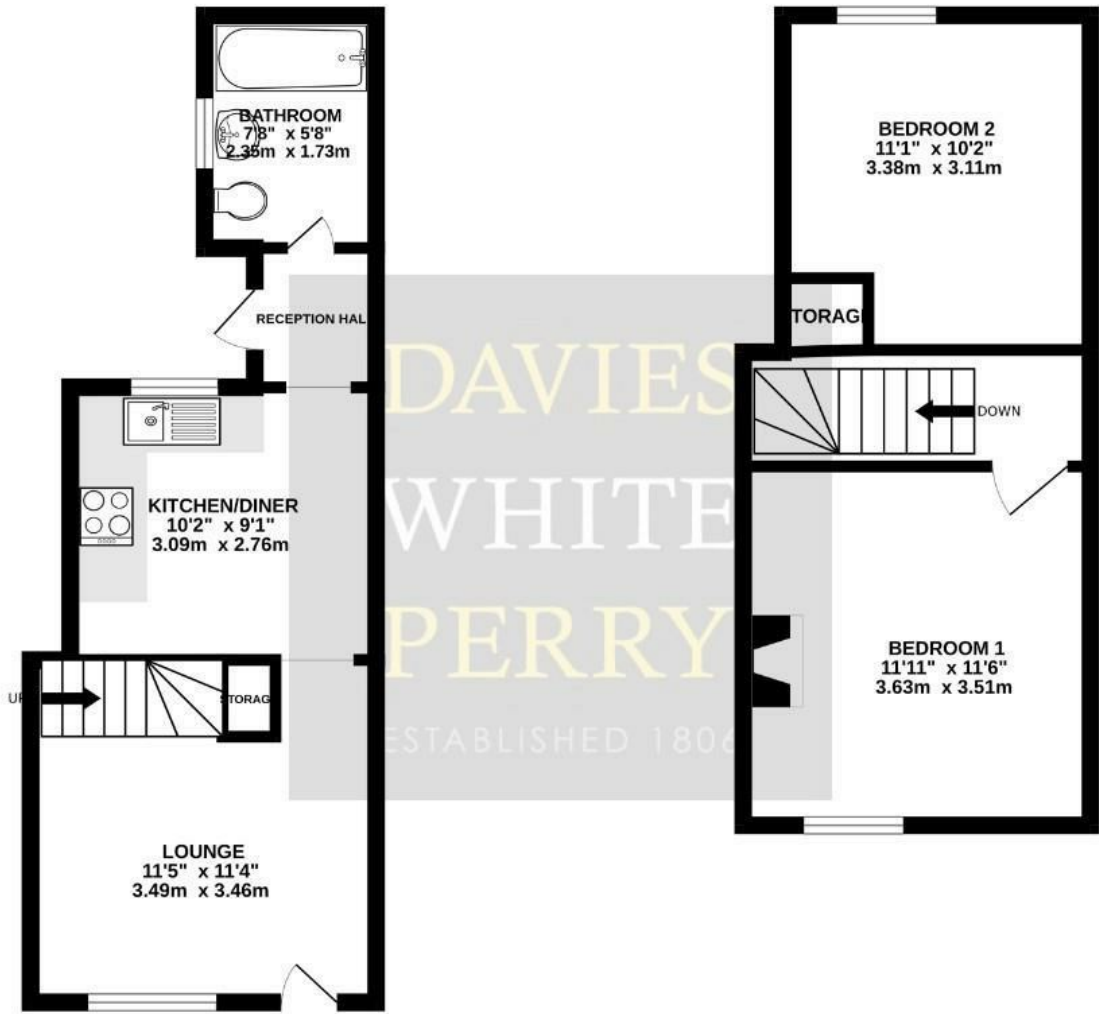
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DIRECTIONS: From our office in the High Street,

GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.

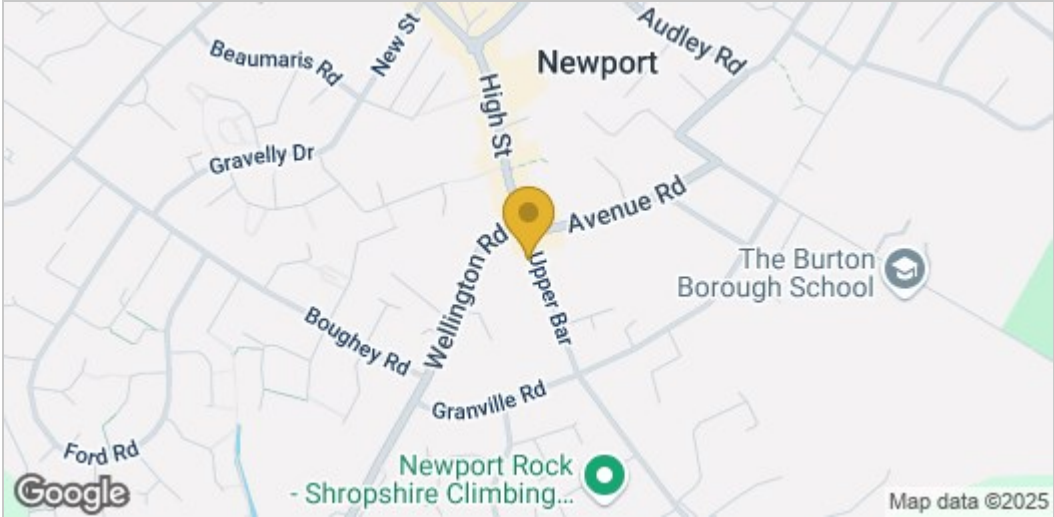
1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq.ft. (53.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.