



**20 Farm Grove,
Newport,
TF10 7PX**

OIRO £275,000

A three bedroom semi detached bungalow with driveway parking and a single garage. Situated in a popular residential area of Newport. With No Upward Chain.

Farm Grove features an inviting entrance hallway leading to a spacious lounge with a large bay window. The property includes a well-appointed kitchen and three generous double bedrooms. The bathroom is fitted with a double walk-in shower, a pedestal washbasin, and a low-level WC.

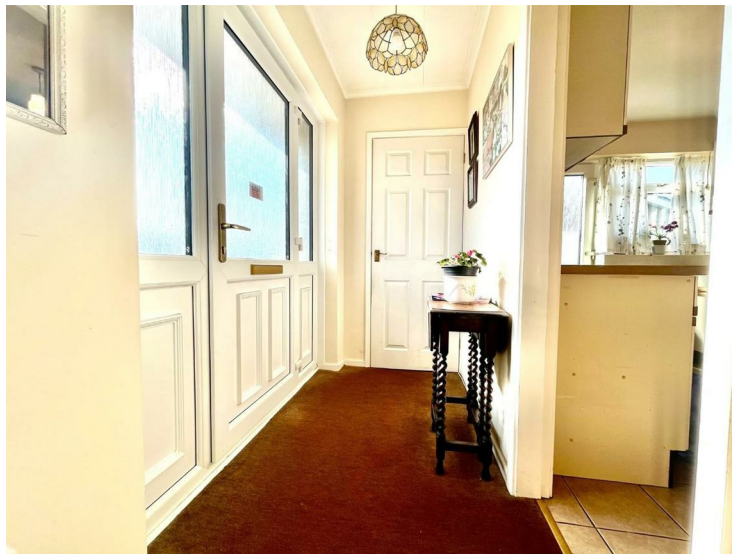
Outside, the rear garden provides a pleasant outdoor space, while the front of the bungalow offers driveway parking for multiple cars and a single garage.

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

8'8" x 3'5" (2.65 x 1.05)

A UPVC glazed entrance front door, the hallway has a floor length storage cupboard.



LOUNGE

18'11" x 15'3" max (5.77 x 4.65 max)

A spacious lounge with a bay window. There is a brick built fireplace with a mounted gas fire.

KITCHEN

11'9" x 8'8" (3.60 x 2.65)

A shaker style kitchen with a range of base and wall units, having wooden effect worktops over. A recess for a washing machine and space for a fridge. Space for a cooker and an extractor fan above. With tiled flooring and an exterior door leading to the driveway.

BEDROOM ONE

12'11" x 8'10" (3.95 x 2.70)

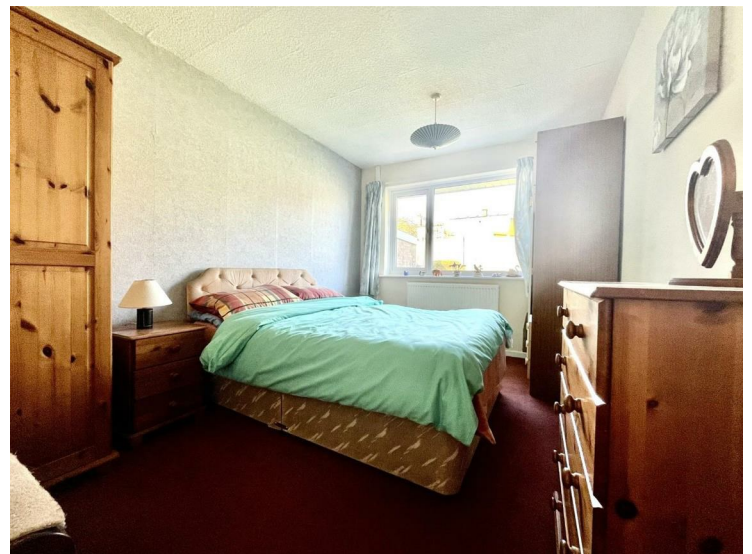
A double bedroom with overhead storage and wardrobes.



BEDROOM TWO

12'6" x 8'11" (3.83 x 2.72)

A double bedroom.



BEDROOM THREE

8'11" x 9'9" (2.73 x 2.99)

A double bedroom with French doors opening to the rear garden.



BATHROOM

11'10" 5'10" (3.61 1.79)

A double walk in shower enclosure with a Triton electric shower and shower screen. A pedestal wash basin and low level W.C. With a tiled floor and partially tiled walls. There is an airing cupboard where the boiler is located and there is a loft hatch.



REAR GARDEN

A laid patio which leads to a laid lawn. The borders are planted with mature plants and shrubs. There is a side gate which leads to a single garage and the driveway.



OUTSIDE

The front garden is gravelled and edged with a brick wall. There is driveway parking for several cars and a single garage.



AGENTS' NOTES:

EPC RATING: E 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 C (currently £1,918.26 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 Indoors: EE None / O2 Limited / Three Limited / Vodafone Limited

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

PARKING:

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

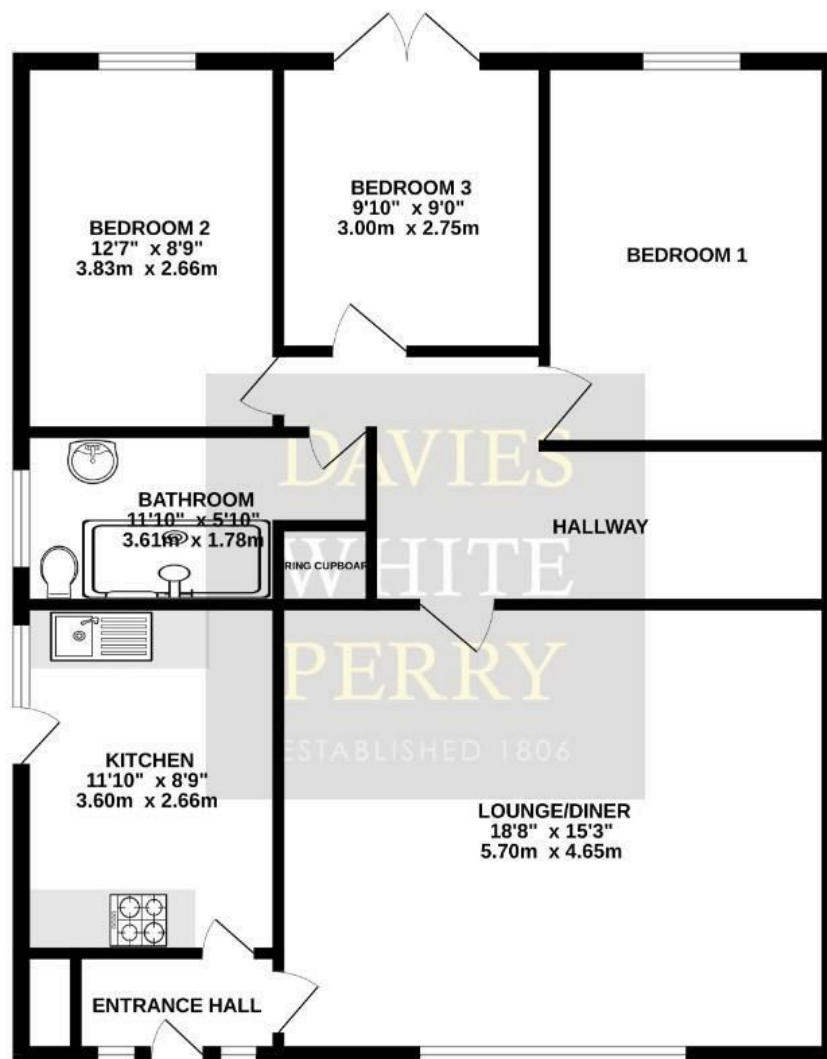
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

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

DIRECTIONS: From our offices in the Newport High Street head north and continue onto Lower Bar, turn left onto Salters Lane. Continue on Longford Road and turn right onto Farmers Grove, the bungalow in on the right and can be identified with a for sale board.

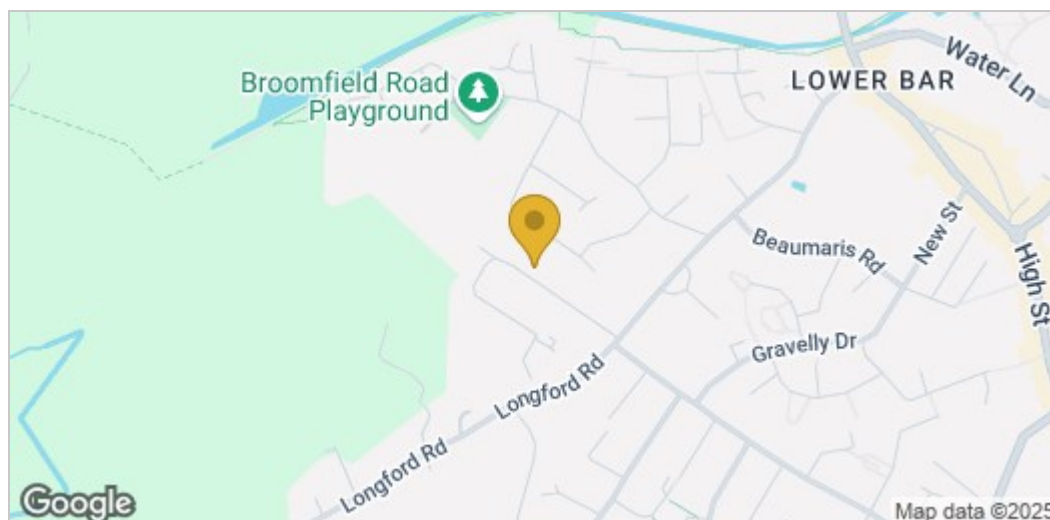
GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.




TOTAL FLOOR AREA: 922 sq.ft. (85.7 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		86
(81-91) B		
(69-90) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.