



**Plot 3 Windmill Court Forton Road,
Newport,
TF10 7JP**

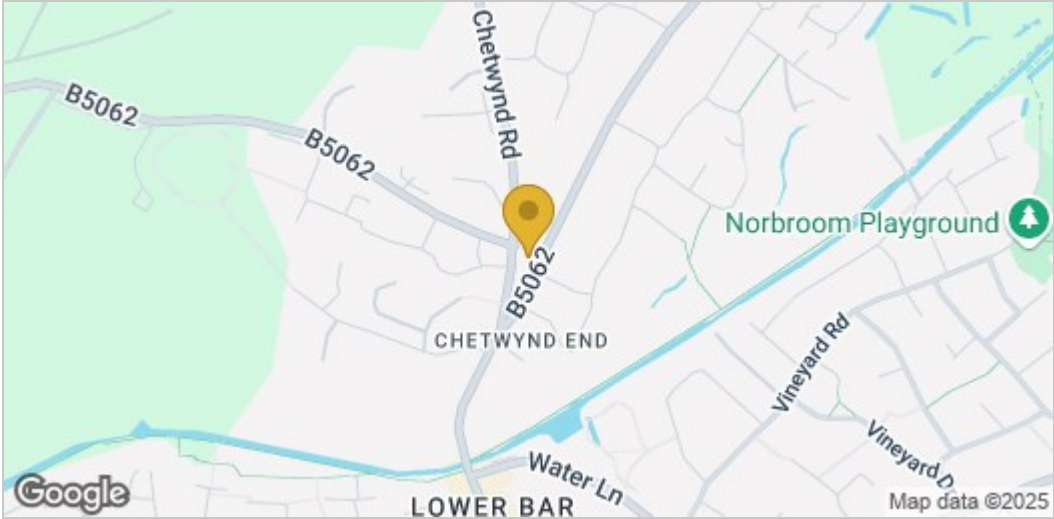
£315,000

A Brand New Premium Three Bedroom Semi Detached House. Each plot includes a block paved driveway, rear garden with patio and fencing, UPVC Georgian style sliding sash windows to the front and elevation casement windows to the rear, a black composite front door with a timber porch canopy. Sockets, switches and lights throughout, a fitted kitchen including an integrated fridge, freezer, oven and an induction hob, downstairs cloakroom. On the first floor the master bedroom has double fitted wardrobes and ensuite bathroom. Solar PV panels.

Upgrade to the Exclusive Premium Package £330,000 additional upgrade features includes chrome sockets and switches to the ground floor. A Premium fitted kitchen appliances including an integrated dishwasher, wine cooler, washing machine and microwave grill, Quartz work surfaces. AQ choice of tiles or luxury vinyl flooring in the hall, kitchen diner, ensuite and bathroom. A carpet colour of your choice for the rest of the house and a fully turfed garden and extended patio area.

Further upgrades are available for an additional cost to be confirmed with the developer.

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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	
(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 

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