



**22 The Smithfields,
Newport,
TF10 7SS**

OIRO £245,000

The Smithfields is a spacious three bedroom end terraced house, ideally located in the town centre. The property features a generous lounge, a well proportioned kitchen/diner, three double bedrooms, an ensuite to the master, and a family bathroom. Outside, there is a private rear garden and an allocated parking space with further visitor spaces available. Offered with no upward chain.

The ground floor comprises of an entrance hallway, lounge, cloakroom and kitchen diner. The first floor the master bedroom has an ensuite, two further double bedrooms and a family bathroom. A private rear garden and an allocated car parking space.

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

With a glazed composite front door, tiled flooring and a floor length under stairs storage cupboard.

LOUNGE

15'2" x 15'3" (4.64 x 4.67)

With triple aspect windows and a gas mounted fire with a marble base and surround.



CLOAKROOM

6'9" x 3'0" (2.08 x 0.92)

With a free standing wash basin having tiling above and a low level W.C and tiled flooring.

KITCHEN DINER

25'1" x 12'0" (7.66 x 3.66)

An extremely spacious kitchen diner with a range of shaker style base and wall units with worktops over and tiling above. A stainless steel sink, drainer and mixer tap with recess areas for a washing machine, tumble dryer and fridge freezer. With an integrated electric oven, gas hob and extractor fan, tiled flooring and French doors that open to the rear garden.



FIRST FLOOR

With loft access.

MASTER BEDROOM

15'4" x 12'2" (4.68 x 3.73)

A large master bedroom with a triple aspect windows.



ENSUITE

5'11" x 7'0" (1.81 x 2.15)

A single shower enclosure with a chrome shower fittings to the mains. with a pedestal wash basin and low level W.C with vinyl flooring.



BEDROOM TWO

14'2" x 9'2" (4.32 x 2.80)

A second double bedroom overlooking the rear of the property.



BEDROOM THREE

9'2" x 10'8" (2.80 x 3.26)

A third double bedroom to the rear of the property.



FAMILY BATHROOM

9'6" x 5'10" (2.91 x 1.80)

With a panelled bath and a single shower enclosure with a Triton shower, with a pedestal wash basin and low level W.C. There is tiling above the sink and bath, laminate flooring and an extractor fan..



OUTSIDE

The rear garden has a laid patio area and a laid lawn with a walled boundary, there is a gate that leads you to the allocated car parking space with further visitor spaces available.

AGENTS' NOTES:

EPC RATING: C 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 B (currently £1,678.47 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.

SERVICE CHARGE - From 31st October 2024 - 1st November 2025 £160.00

BROADBAND: Up to 80mbps

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

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

PARKING: Allocated parking

FLOOD RISK: Rivers & Seas – No risk

COASTAL 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.

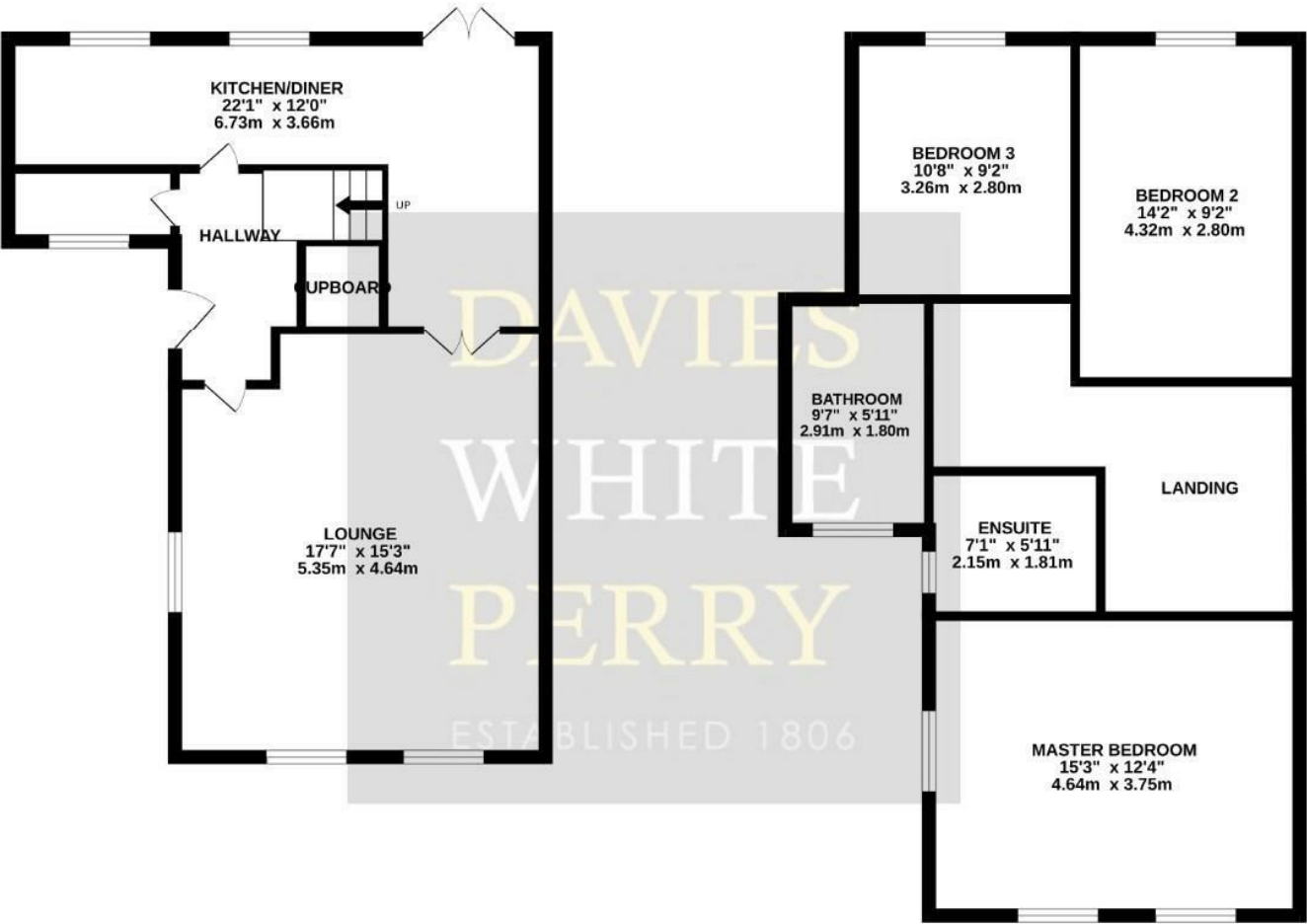
METHOD OF SALE: For Sale by Private Treaty.

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 south to the roundabout, turn right onto Stafford Road, take the first left and the property is on the corner and can be identified with a for sale board.

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

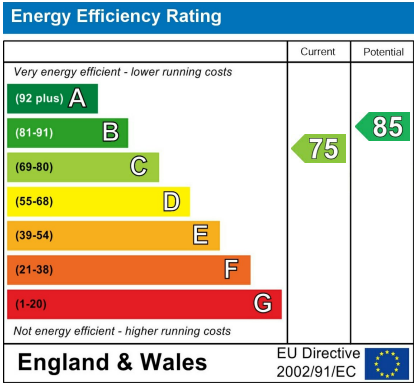
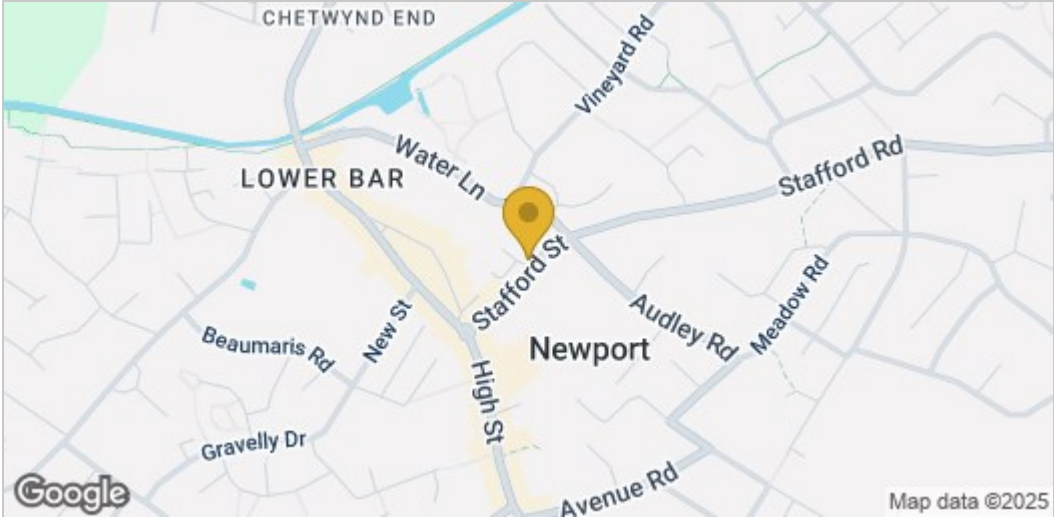
1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.5 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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