



**Woodcote View Chetwynd Road,
Newport,
TF10 7JZ**

OIRO £535,000

Woodcote View is a newly built four-bedroom detached family home located on a prestigious development within a private cul-de-sac in Newport. The property boasts underfloor heating on the ground floor, solar panels, and a south-facing rear garden. It also offers driveway parking for several cars and stunning, far-reaching views of Newport and the Shropshire countryside from the first floor. Stamp duty to be paid by vendors. Viewing highly recommended.

The accommodation features an entrance hallway leading into a spacious lounge that flows into a stunning, modern kitchen diner. This stylish kitchen is equipped with quartz worktops, a Belfast sink, and integrated appliances, including a double oven, induction hob, and a double fridge and freezer. The dining area boasts bifold doors that open up to the rear garden. Additionally, there is a utility room with an integrated washing machine and tumble dryer. A separate study and a downstairs cloakroom are also included. The ground floor benefits from underfloor heating, which can be individually controlled in each room, along with chrome sockets and light switches throughout.

The first floor offer a master bedroom with an ensuite, three further double bedrooms and a family bathroom.

Outside the rear garden is south facing which has a patio area and a laid lawn. With a double garage which has electricity and electric doors. Having a block paved driveway which offers parking for four cars and a laid lawn front garden.

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

4'1" x 6'11" (1.27 x 2.12)

A composite glazed front door leads into the entrance hallway, with oak spindles and hand rail leading to the first floor.

LOUNGE

18'2" x 11'11" (5.55 x 3.64)

A spacious lounge with luxury vinyl flooring and doors leading to the Kitchen Diner.

KITCHEN DINER

24'3" x 14'6" (7.41 x 4.43)

A contemporary kitchen featuring cream-colored base and wall units, complemented by sleek quartz countertops. It includes a breakfast bar, an induction hob, a Belfast sink with a drainer and mixer tap, as well as an integrated double oven, grill, and microwave . Additionally, there's a double integrated fridge and freezer, along with a wine cooler. The space is well-lit with inset spotlights, and an extractor fan is also included. The dining

area is enhanced by bifold doors that open out to the rear garden.

UTILITY

5'6" x 5'11" (1.7 x 1.82)

The base units and wall units match the kitchen, with a composite sink, drainer and mixer tap. With an integrated Caple washing machine and tumble dryer. There is a door to the rear garden.

STUDY

7'7" x 5'4" (2.32 x 1.64)

Overlooking the front of the property.

CLOAK ROOM

5'7" x 6'4" max (1.71 x 1.95 max)

With a pedestal wash basin, low level W.C and inset spotlights, There is also an understairs storage cupboard.

FIRST FLOOR

MASTER BEDROOM

15'9" x 11'10" (4.82 x 3.63)

With dual aspect windows.

ENSUITE

5'4" x 8'9" (1.64 x 2.68)

A single shower enclosure featuring chrome fittings, wet wall panelling, and tiled flooring. It also includes a pedestal wash basin and a low-level W.C. The space is illuminated by inset spotlights, with an extractor fan for ventilation.

BEDROOM TWO

12'2" x 10'0" (3.72 x 3.06)

A large double bedroom.

BEDROOM THREE

11'9" x 10'0" (3.60 x 3.07)

A further double bedroom with built in mirrored wardrobes.

BEDROOM FOUR

9'0" x 12'11" (2.75 x 3.94)

A fourth double bedroom with built in mirrored wardrobes.

FAMILY BATHROOM

8'6" x 5'10" (2.60 x 1.80)

With a corner shower enclosure having chrome fittings, a pedestal wash basin and low level W.C, Luxury vinyl flooring , inset chrome spotlights and an extractor fan.

REAR GARDEN

A south facing rear garden with a patio area which leads to a laid lawn. There is an access door to the double garage.

OUTSIDE

19'1" x 18'2" (5.84 x 5.54)

A double garage with electric doors and power. With a block paved driveway offering parking for up to four cars. A laid lawn area and pathway leading to the front door.

AGENTS' NOTES:

EPC RATING: B - 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 TBC (currently £TBC 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 80mbps

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

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

PARKING: Driveway 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.

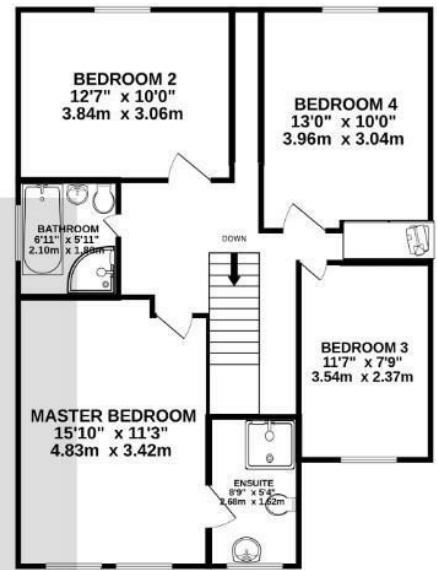
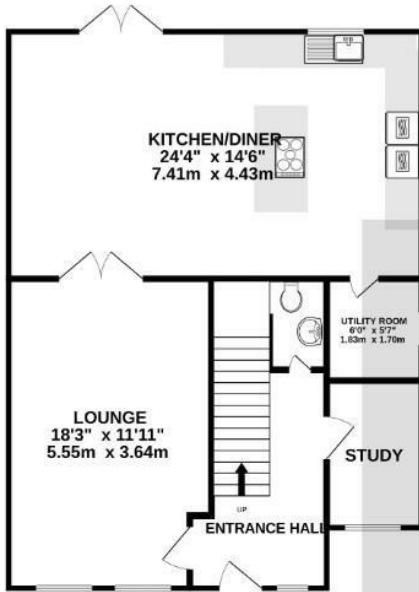
METHOD OF SALE: For Sale by Private Treaty.

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

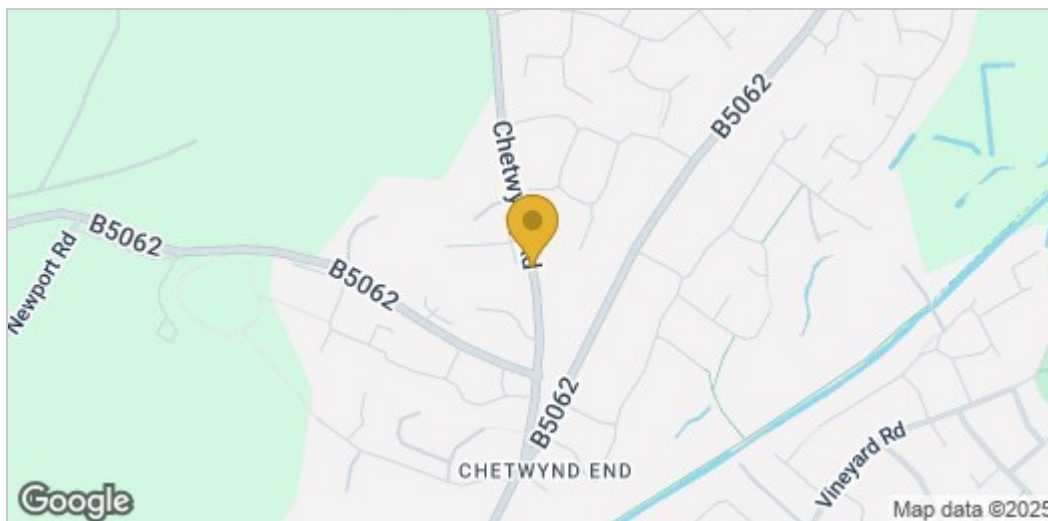
DIRECTIONS: From our offices in the Newport High Street head north, head over the mini round about and continue towards Chetweynd Road, continue over the second mini roundabout by the Shell Garage. At TFM continue over the third mini roundabout and you will see our For Sale board on the right hand side.

GROUND FLOOR

1ST FLOOR



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	88	88
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.