



**27 St. Andrews Way,
Newport,
TF10 9JH**

OIRO £235,000

A mature three bedroom semi detached house situated in the popular residential area of Church Aston. With a spacious lounge, a dining room with patio doors which open onto the rear garden and a kitchen with an integrated oven, grill and fridge. Featuring two double bedrooms and a third single bedroom. A family bathroom and a private rear garden with a shed and access to the front of the property which has driveway parking.

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

A UPVC glazed door leads to the entrance hallway.

LOUNGE

16'4",59'0" x 10'2" (5,18 x 3.12)

A spacious lounge featuring a large bay window and a further window to the side of the lounge. With a gas fire which is mounted on a marble base and has a decorative surround. There are glazed wooden doors that lead through to the dining room.

DINING ROOM

13'11" x 7'10" (4.26 x 2.39)

With an understairs storage cupboard and patio doors that open to the rear garden.

KITCHEN

6'6".255'10" x 8'9" (2..78 x 2.68)

A range of cream base and wall units with wooden effect work tops over and tiling above. With an integrated Electrolux oven and grill and fridge. With recess areas for a freezer and washing machine. A black composite sink, drainer and mixer tap. With a pantry cupboard and laminate flooring.

FIRST FLOOR

8'11" x 4'8" (2.73 x 1.44)

An airing cupboard.

MASTER BEDROOM

13'11" x 7'10" (4.26 x 2.39)

With dual aspect windows and a built in single wardrobe.

BEDROOM TWO

10'4" x 12'9" (3.17 x 3.89)

A second double bedroom with a single built in wardrobe and overlooking the rear garden.

BEDROOM THREE

7'9" x 6'2" (2.38 x 1.88)

A single bedroom.

BATHROOM

7'4" x 6'2" (2.25 x 1.88)

A wooden panelled bath with a Triton electric shower over, a pedestal wash basin and low level W.C. With tiled walls.

REAR GARDEN

A private rear garden with a laid patio area leading to a laid lawn, a hedged boundary, a garden shed and doorway leading through to the carport.

OUTSIDE

The front driveway has parking for several cars including a carport. A neat front laid lawn area bordered by a small hedge,

AGENTS' NOTES:

EPC RATING: C (67) - a copy is available upon request.

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 £1,611.08 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 Limited, Three Limited, O2 Likely, Vodafone Limited

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

PARKING: Driveway 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

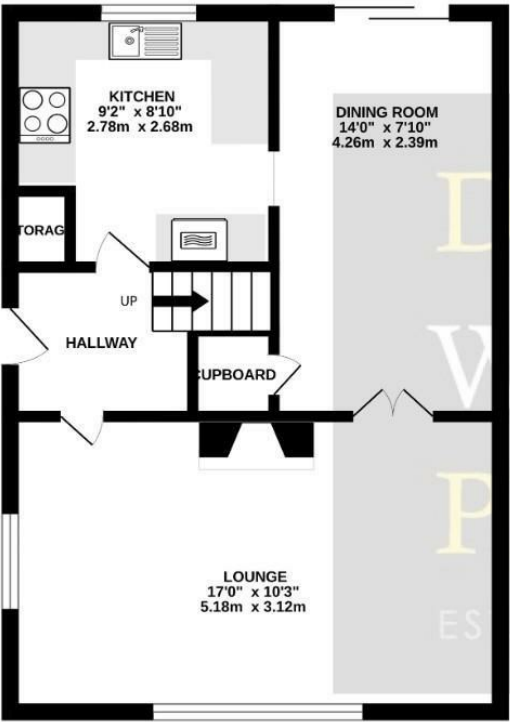
will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

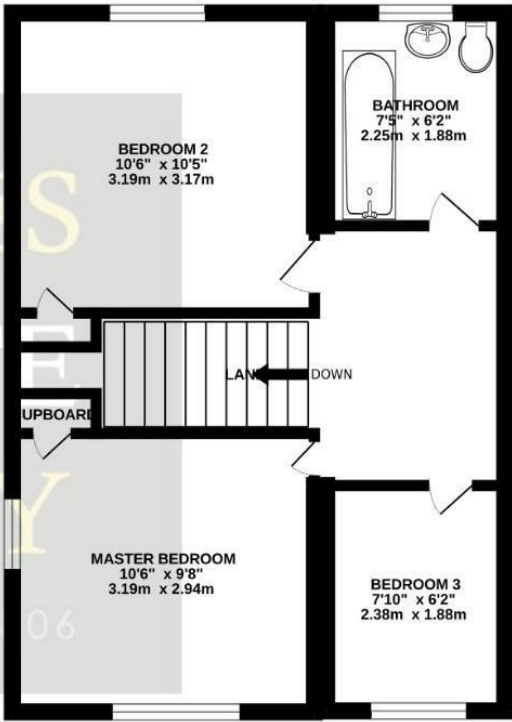
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our office in the High Street, proceed along the High Street onto Upper Bar. Turn right onto Wellington Road, a slight left onto Dark Lane. Turn left onto St Andrews Way. The property can be identified with a For Sale sign.

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



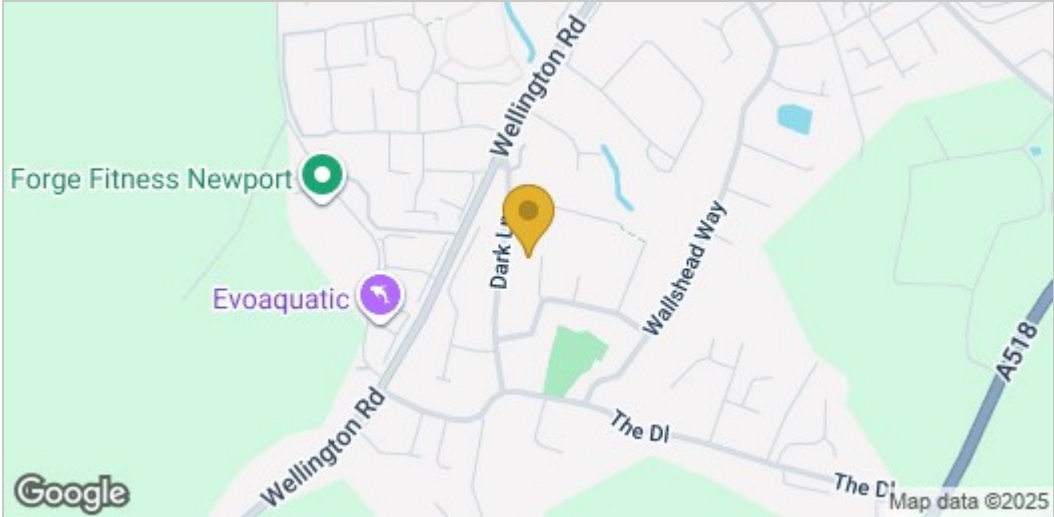
1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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		92
(81-91) B		
(69-80) C	70	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.