

**8 Broomfield Place,
Newport,
TF10 7TS**

OIRO £195,000



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A Two Bedroom Mid Terraced House with Garage and No Upward Chain

This well positioned property presents a fantastic opportunity for first-time buyers. It offers two double bedrooms, Featuring a security system including an alarm and cameras. A separate single garage, additional off-road parking, and is available with no upward chain.

The ground floor comprises a spacious lounge with an understairs storage cupboard and a well equipped kitchen featuring a range of integrated appliances and space for a small dining table.

Upstairs, there are two generous double bedrooms and a family bathroom.

To the front, the property benefits from a low-maintenance gravelled garden. The rear garden is attractively landscaped with a paved patio, ornamental pond, paved pathway leading to a rear gate, timber garden shed, lawned area, built-in BBQ space, and raised borders planted with mature shrubs and plants.

There is a detached garage block to which the property has one single garage and to the end of the block there is a single car parking space. Parking is also available on the road outside of the house.

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).

A viewing is highly recommended.

ENTRANCE PORCHWAY

4'7" x 2'0" (1.40 x 0.62)

A UPVC glazed door with laminate flooring.

LOUNGE

16'4" x 14'11" (5.00 x 4.55)

A spacious lounge with a large bay window, wooden effect flooring and a large understairs storage cupboard.



KITCHEN DINER

14'11" x 6'11" (4.55 x 2.11)

A selection of shaker-style base and wall units with worktops and tiled splashbacks. The kitchen includes an integrated electric oven with grill, a gas hob with extractor fan above, and an integrated fridge freezer. There is also a recess with plumbing for a washing machine. The floor is tiled, and there is space for a small dining table. French doors provide access to the rear garden



FIRST FLOOR

Stairs from the lounge lead to the first floor, with an airing cupboard and loft hatch.



MASTER BEDROOM

14'11" x 12'0" (4.55 x 3.66)

A good sized master bedroom with dual aspect windows.



BEDROOM TWO

9'10" x 8'5" (3.01 x 2.57)

A double bedroom overlooking the rear garden with a double built in mirror wardrobe.



BATHROOM

The bathroom is fitted with a panelled bath, a corner shower enclosure, a vanity style wash basin, a low level W.C., and an extractor fan.



REAR GARDEN

A paved patio area features a built-in brick BBQ and a pond, leading onto a lawned garden with raised borders filled with mature plants and shrubs. The garden also benefits from a shed and gated access.



OUTSIDE

To the front of the property is a low maintenance gravelled garden. A single detached garage provides additional parking, with further on street parking available directly outside the property.



AGENTS' NOTES:

EPC RATING: D 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 (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.

BROADBAND: Up to 1000mbps

Mobile Signal/Coverage Indoors: EE limited, O2 None, Three None, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Good, O2 Variable, Three Variable, Vodafone Good

PARKING: Single Garage, Parking to the side & on road parking.

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

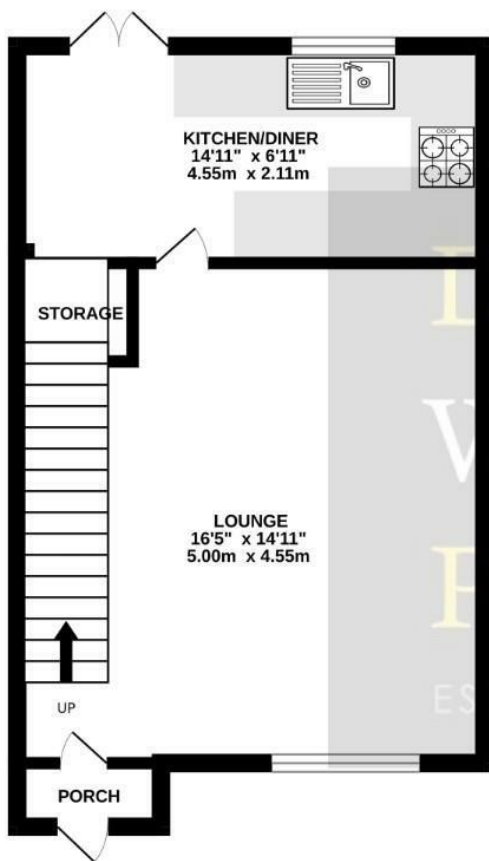
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

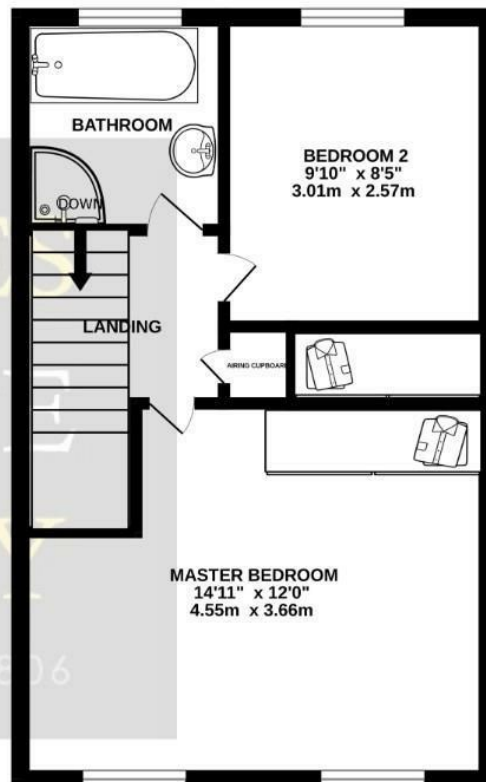
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in the Newport High Street continue head north west and continue onto Lower Bar. turn left onto Salters Lane, turn right onto Broomfield Road , turn left onto Broomfield Place, the property is located on the left hand side and can be identified with a For Sale board.

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

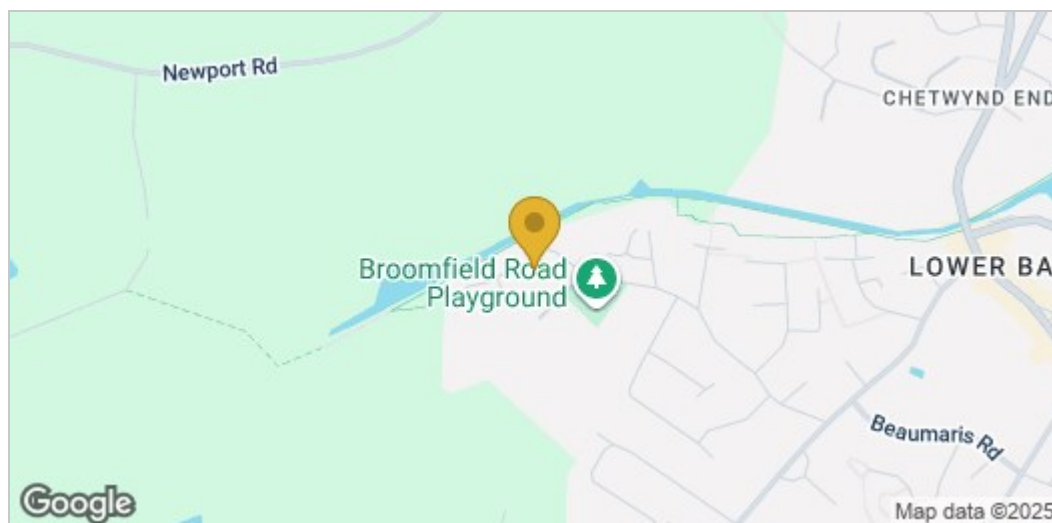


1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.