



**41 Wellington Road,  
Newport,  
TF10 7HJ**

**OIRO £230,000**



A well presented three bedroom semi detached home located in the sought after residential area of Church Aston.

The property features an entrance hallway leading into a spacious lounge, which opens into the dining room through wooden glazed double doors. From the dining area, patio doors provide access to the conservatory, offering additional living space. The kitchen includes a door to a practical kitchen/garden store, which in turn has direct access to the rear garden.

Upstairs, the property offers two generously sized double bedrooms, both with fitted wardrobes, and a third single bedroom that could also serve as a study or home office.

Externally, the property enjoys a large rear garden with a lawn, patio area, single garage, and garden shed. To the front, there is a lawn and a stoned driveway offering offroad parking for multiple vehicles.

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 HALLWAY**

13'8" x 6'4" max (4.17 x 1.95 max)

With wooden effect laminate flooring and a radiator.

### **CLOAKROOM**

4'7" x 2'5" (1.41 x 0.75)

A free standing wash basin and low level W,C

### **LOUNGE**

11'6" x 13'5" (3.51 x 4.09)

A gas fire mounted on a marble surround with a large window having a radiator below.



### **DINER**

11'1" x 9'7" (3.39 x 2.94)

Wooden glazed doors lead from the lounge into the dining room, with patio doors that lead into the conservatory.



### **KITCHEN**

11'9" x 8'3" (3.59 x 2.52)

A range of shaker style base and wall units with wooden effect work tops above. A stainless steel sink, drainer and mixer tap. There are recess areas with a fridge, dishwasher and space for a cooker, With laminate flooring.





## CONSERVATORY

11'2" x 9'2" (3.41 x 2.81)

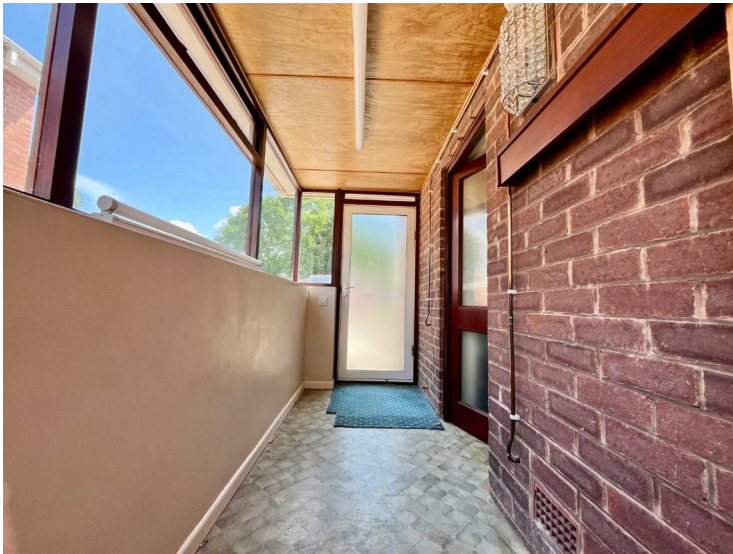
A spacious conservatory which is brick built and has wooden window frames and double doors that lead to the rear garden.



## OUTBUILDING / STORE

12'3" x 3'11" (3.75 x 1.20)

Accessed from the kitchen can be utilised as an accessory to the kitchen or a store room with an external door that leads to the garden.



## FIRST FLOOR



## MASTER BEDROOM

13'5" x 10'8" (4.10 x 3.26)

A good sized master bedroom with several built in wardrobes.



## BEDROOM TWO

11'1" x 10'8" (3.39 x 3.27)

A double bedroom which also features built in wardrobes.





### BEDROOM THREE

9'8" x 7'11" max (2.96 x 2.42 max)

A single bedroom with over the stairs storage cupboards.



### BATHROOM

7'11" x 7'2" (2.42 x 2.19)

A panelled bath and a single shower enclosure with a Triton shower, with a vanity wash basin and a low level W.C. The walls are partially tiled, laminate flooring and an extractor fan.



### REAR GARDEN

A gravelled stone area leads to a laid lawn, there is a laid patio area, a single garage and a shed.



### OUTSIDE

With a stoned driveway with parking for several cars, the front garden has a laid lawn.



#### AGENTS' NOTES:

EPC RATING: D (59) - 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 C (currently £1,918.26 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 and single garage.

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. Vacant possession upon completion.

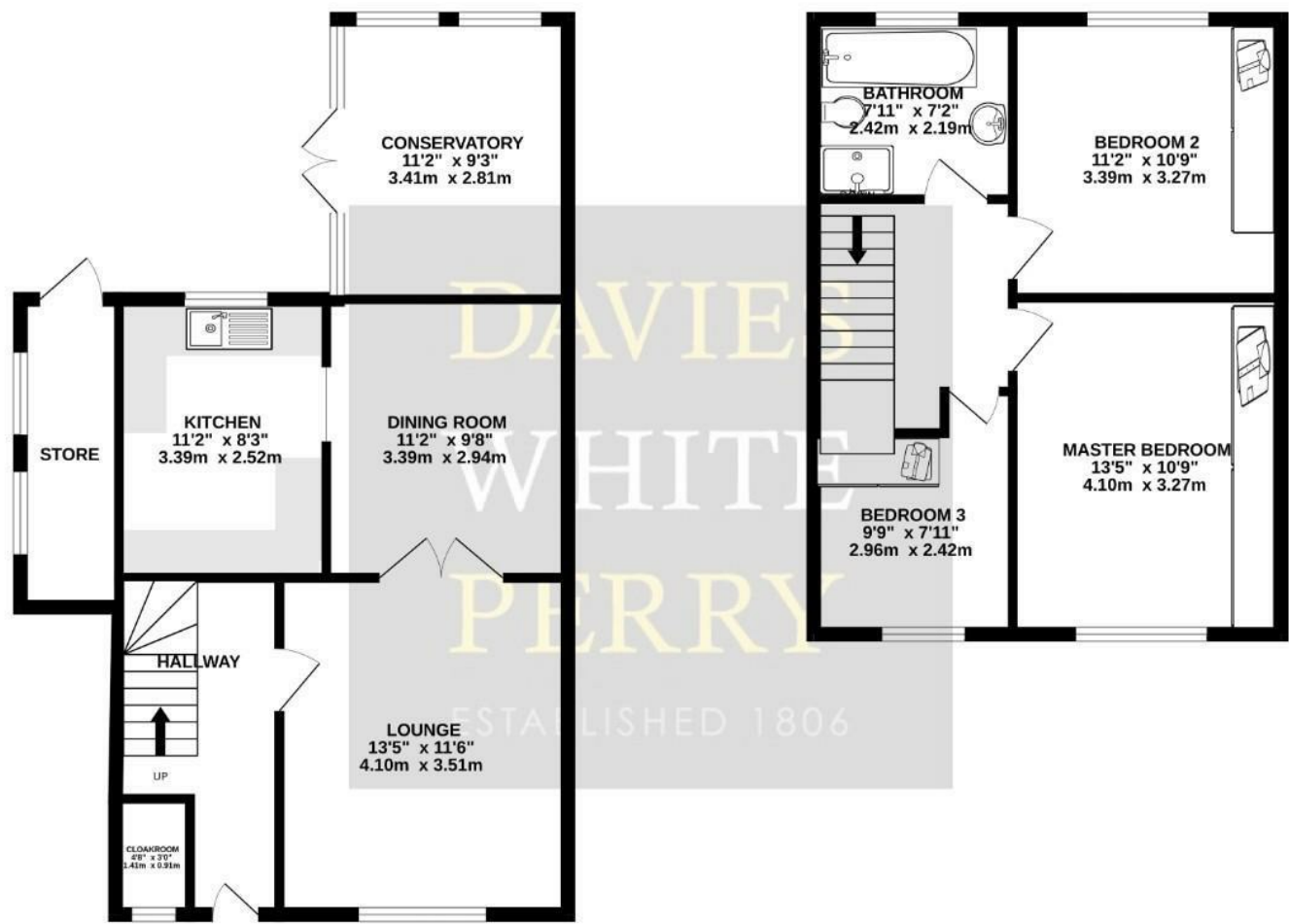
METHOD OF SALE: For Sale by Private Treaty.

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](mailto: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, turn left onto Brookside Avenue, turn left again the property can be identified with a For Sale sign.

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.

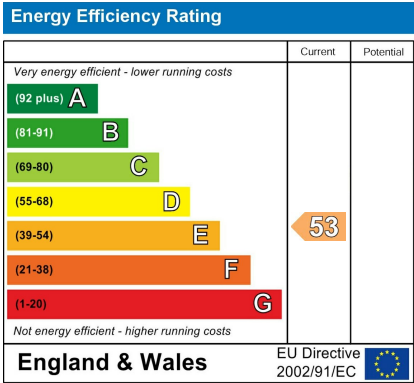
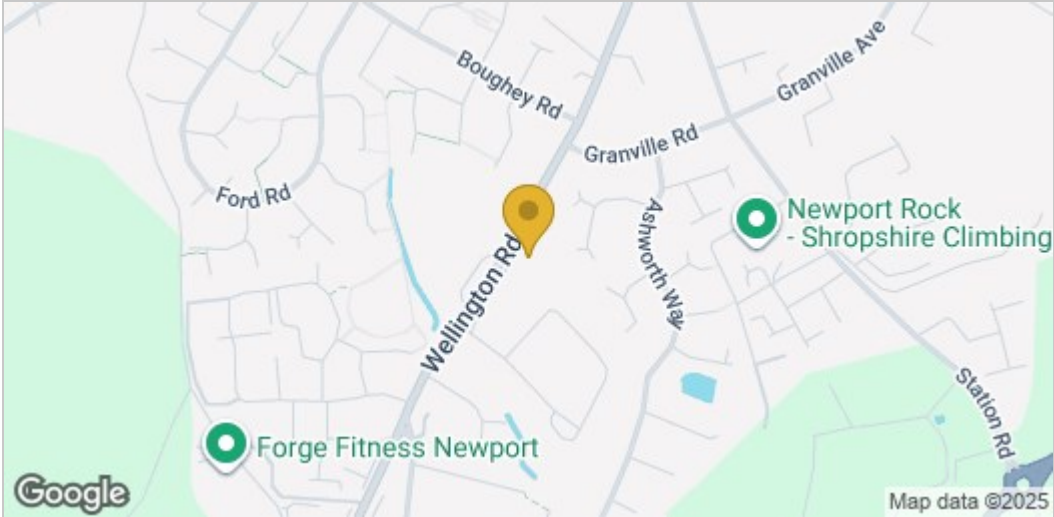
1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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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.