

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

9 Cowslip Acres, Newport, Newport, Shropshire, TF10 9FB



**Offers in  
Excess of  
£350,000**

A Four Bedroom Detached Property with en-suite, garage, driveway and enclosed garden. This property is wonderfully positioned within a short drive or walk into Newport high street. Newport is a thriving market town with excellent schools such as the Haberdashers' Adams and Newport Girls' School, shops, Pubs, restaurants and events such as the Newport Show, May Fair, and Carnival. Providing approximately 121.2 sq meters ( 1304.5 sq Feet ) of wonderful living space. Ground floor: Hall, lounge with bay window, ground floor wc, kitchen / diner with French doors opening onto the rear garden area. Gas central heating and double glazing. First floor: Primary bedroom with en-suite shower room, guest bedroom of good size, two further bedrooms and main bathroom with shower over the bath. Outside area: Driveway parking, side gated access leading to the enclosed rear garden area.

No Upward Chain



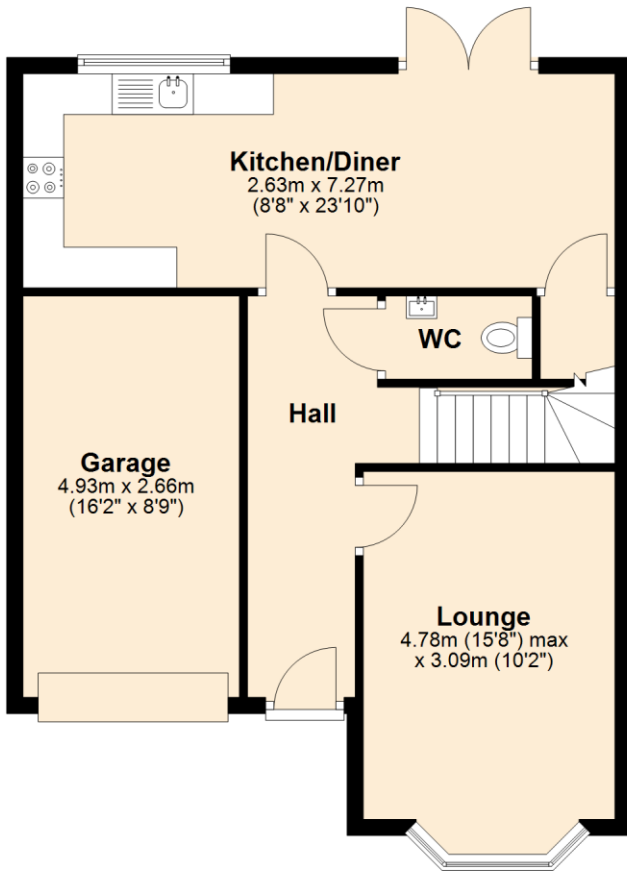
**Sales**  
**01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**

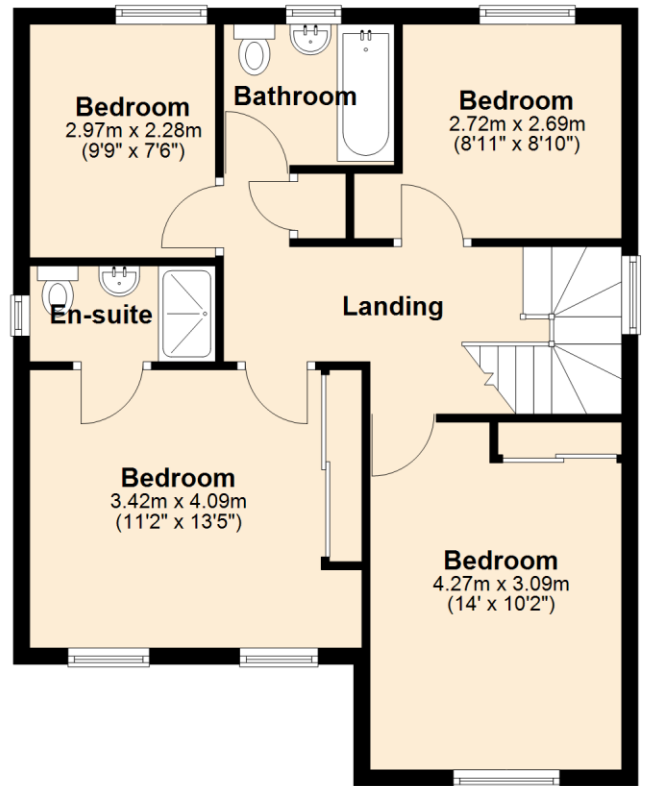
## Ground Floor

Approx. 60.6 sq. metres (651.9 sq. feet)



## First Floor

Approx. 60.6 sq. metres (652.6 sq. feet)



Total area: approx. 121.2 sq. metres (1304.5 sq. feet)

|                                |                                                                                                                                                                                                                                                                                                        |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tenure</b>                  | <b>We are advised by the vendor that the property is Freehold</b>                                                                                                                                                                                                                                      |
| <b>Council Tax</b>             | <b>Band D</b>                                                                                                                                                                                                                                                                                          |
| <b>Fixtures &amp; Fittings</b> | Where specifically mentioned in these sales particulars are included in the sale price.                                                                                                                                                                                                                |
| <b>N.B</b>                     | <b>Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.</b>                                                                                                       |
| <b>Viewing Arrangements</b>    | <b>by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.</b> |

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared

14 August 2025

