



**Estate Agents  
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**22 Adams Crescent, Newport, TF10 7QJ**

**Offers In The Region Of £110,000**



# 22 Adams Crescent, Newport, TF10 7QJ

## Offers In The Region Of £110,000



The property is within walking distance of Newport town centre. There are highly regarded schools in Newport, all with excellent OFSTED ratings, including two selective secondary schools, along with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is to easy access to the main road network from Newport.

The building is accessed via a secure front door. The staircase leads to the first floor and the next staircase leads to the second floor, a door opens into a corridor and the door to number 22 is on your right.

### Entrance Hall

Having storage cupboard housing the central heating boiler. Door to...

### Kitchen

9'4" x 8'8" (2.85 x 2.66)

With a range of wood effect base and wall mounted cupboards and drawers with contrasting work surfaces above. Oven with 4 ring gas hob above. Space for washing machine and fridge-freezer. Useful storage cupboard. Side facing uPVC double glazed window.

### Lounge

16'5" max x 12'6" (5.01 max x 3.83)

A good sized room with side facing uPVC double glazed window and radiator. Door to...

### Balcony

### Inner Hall

With useful storage cupboard.

### Bedroom One

13'10" x 9'11" (4.22 x 3.04)

A good sized double bedroom with side facing uPVC double glazed window and radiator.

### Bedroom Two

11'7" x 9'8" (3.55 x 2.95)

Double bedroom with rear facing uPVC double glazed window and radiator.

### Bathroom

Panelled bath with partially tiled surround. Low-level flush WC and pedestal wash basin. Side facing frosted uPVC window and radiator.

### Parking

Off-road residents parking to the back on a first come first serve basis.

### Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: A

EPC RATING: C

TENURE: We are advised by the Vendor, that the property is held Leasehold and vacant possession will be given upon completion. The lease term is 99 years from 12/03/2021 (97 years remaining).

CHARGES: Ground Rent peppercorn. Annual Service Charge £926.52 Charges to be confirmed by solicitors.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From the Newport High Street, take a right turning onto Wellington Road, after a short distance take a further right hand turning into Boughey Road. Towards the end of this road, take a right turning onto Gravelly Drive and then a left turning into Adams Crescent. The building complex can be found at the head of this cul-de-sac and the road to the right will lead to a residents parking area.

### Agents Notes

\*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis

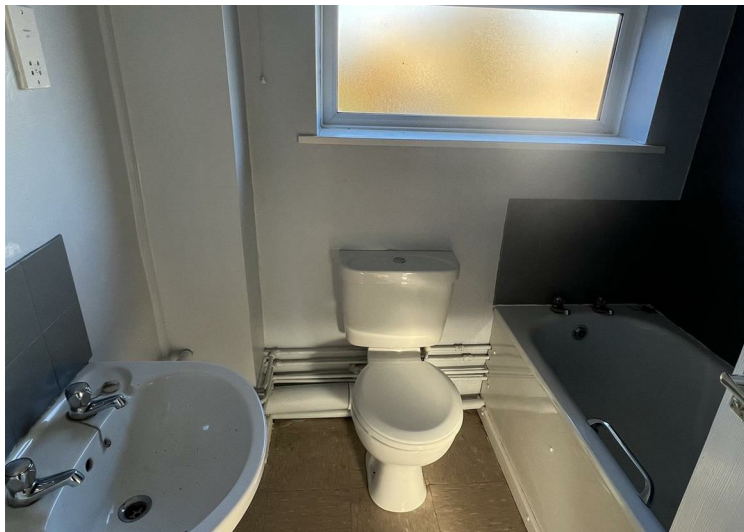
to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

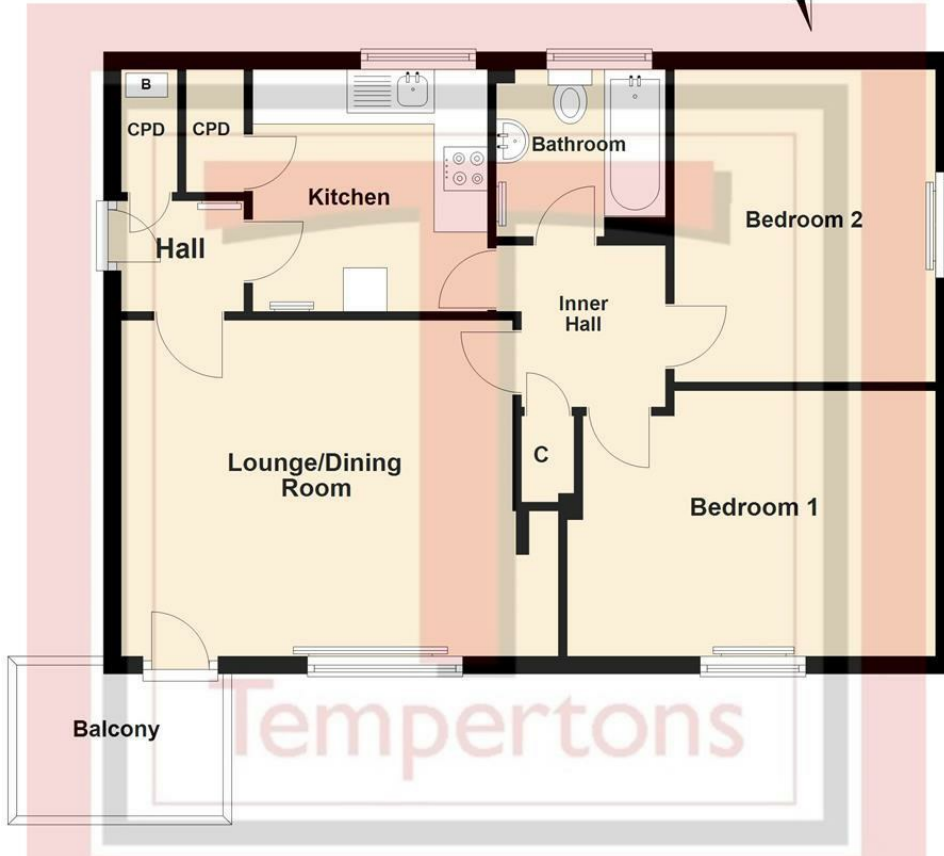




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Second Floor

Approx. 62.8 sq. metres (675.5 sq. feet)



Total area: approx. 62.8 sq. metres (675.5 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.  
Plan produced using PlanUp.

### 22 Adams Crescent, Newport

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.

