



**Estate Agents
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**14 Walnut Close, Newport, TF10 7RR
Offers In The Region Of £240,000**

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Newport is a thriving market town, with a number of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of Stafford, Telford and Shrewsbury, with their wider range of amenities and mainline train stations. The A41, about one mile distant, provides direct access to the M54 and Wolverhampton.

The house is pleasantly positioned in a quiet cul-de-sac in a well established and popular residential area, within easy walking distance of the Town Centre. The fully double glazed and gas centrally heated accommodation provides in more detail:-

Recessed Porch with panelled front door into Entrance Hall

Cloakroom

with low level W.C. and wash hand basin. Radiator and side aspect window.

Lounge

15'7" x 11'6" (4.75 x 3.51)
uPVC double glazed window with front aspect. Coved finish to ceiling. Radiator.

Dining Room

13'9" x 8'2" (4.20 x 2.50)
with stairs rising to the first floor Landing. Radiator and coved finish to ceiling. Sliding patio doors into

Conservatory

8'6" x 8'2" (2.60 x 2.50)
having cavity built brick walls and uPVC double glazed windows and doors overlooking the garden.

Breakfast Kitchen

9'6" x 7'0" (2.90 x 2.15)
with a range of wooden fronted cabinets comprising base and wall mounted cupboards and drawers having contrasting work surfaces. Inset Porcelain 1 1/2 bowl sink and drainer unit.

Built-in electric oven with separate 4 ring induction hob above and filter extractor hood. Useful recess and built-in storage cupboard. Radiator. Double glazed window and rear aspect.

Utility

8'6" x 5'2" (2.60 x 1.60)
having fixed work surface providing space and plumbing provision for washing machine and dryer. Double glazed window and external door opening to the rear garden. Courtesy door to Garage.

Stairs from the Dining Room rise to the first floor Landing having side aspect window. Access hatch to loft space. Built-in shelved Airing Cupboard.

Bedroom One

15'8" x 9'11" (4.78 x 3.03)
having two double glazed windows with rear aspect. Fitted full height bedroom furniture comprising a range of wardrobes to one wall, chest of drawers and bedside cabinet. Radiator.

Bedroom Two

8'6" x 8'11" (2.60 x 2.73)
with double glazed window with front aspect. Radiator.

Bedroom Three

6'11" x 6'8" (2.12 x 2.05)
having fitted wardrobe and dressing table. Radiator. Double glazed window with front aspect.

Fully Tiled Shower Room

partly refitted having walk in shower, low level flush W.C. with concealed cistern and inset wash hand basin with drawers below.

Outside

The property is approached over a tarmacadamed driveway offering off road parking. Also low maintenance front garden providing additional parking. Garage (6.02m x 2.60m) having wooden hinged doors, power and light.

The sunny aspect rear garden is fully enclosed to pavings and

raised flower beds, having a variety of mature shrubs, plants, flowering perennials and specimen trees. Garden shed. Outside tap.

Additional Information

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

EPC RATING: D (62)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

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:

Agents Notes

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.

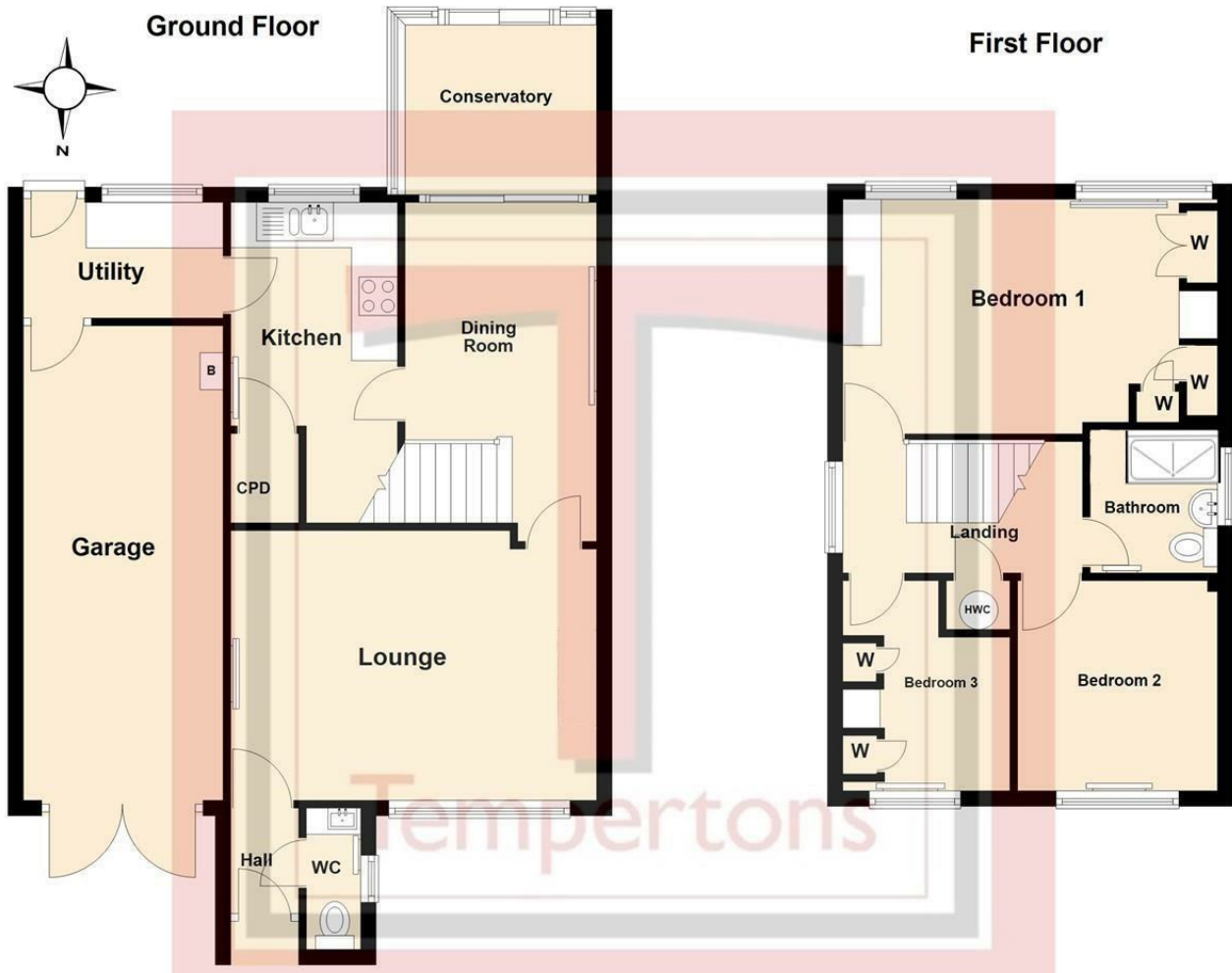
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
62		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 87.2 sq. metres (938.6 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

14 Walnut Close, 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.