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48 Daniels Cross, Newport, TF10 7XJ
Offers In The Region Of £359,950



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To the ground floor, the property comprises a spacious lounge opening into a dining room, fully-fitted kitchen opening into a conservatory, a useful cloakroom / WC and garage. The first floor is laid out to three double bedrooms (the main bedroom having an en-suite) and a family bathroom. Externally, the front of property is tarmaced and gravelled offering parking for three cars. Gated access to the rear garden laid to lawn and patio area.

The property is ideally placed, close to lovely countryside walks yet 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 easy access to the main road networks from Newport.

An internal inspection is highly recommended. Further detail to follow;

Sliding double glazed door into...

Porch

With tiled flooring. Partially glazed front door into...

Entrance Hall

With wood effect flooring and radiator. Staircase to the first floor Landing.

Lounge / Dining Room

24'4" x 10'5" (7.43 x 3.18)

A well proportioned room with central fireplace recess and space above for a wall mounted tv. Front facing double glazed box bay window. Radiator and wooden flooring. Opening into the Dining Room, a good sized space having wooden flooring and double glazed sliding doors into the Conservatory. Radiator.

Kitchen

9'11" x 9'11" x 6'7" x 4'11" (3.03 x 3.04 x 2.02 x 1.50)

Having base and wall mounted cabinets comprising wood fronted cupboards and drawers with contrasting work surfaces. Integrated fridge, freezer and dishwasher. Space and plumbing for a washing

machine and dryer. Space for a free standing cooker. 1 1/2 sink with mixer tap and tiled splash back. Useful understairs cupboard with power. Radiator and courtesy door to rear garden. Arch into...

Conservatory

9'3" x 17'6" (2.84 x 5.35)

Being half bricked with wooden double glazed elevations above and double doors to rear garden.

Cloakroom / WC

Wall mounted wash basin and low-level flush WC. Radiator and side facing frosted double glazed window.

Garage

16'11" x 8'0" (5.18 x 2.46)

With up and over door and internal courtesy door off the Entrance hall. Housing the central heating boiler. Power and light.

A turned staircase from the Entrance hall rises to the first floor landing. With hatch to partially boarded loft with fitted ladder and airing cupboard housing the hot water cylinder.

Main Bedroom

12'5" x 11'5" (3.81 x 3.50)

A good sized double bedroom having a built-in double wardrobe with mirror sliding doors and an additional over stairs wardrobe. Front facing double glazed window and radiator. Door to...

En-suite

Having a fully-tiled walk-in screened shower with electric shower head. Wash basin set in vanity unit with useful cupboard below. Low-level flush WC. Radiator and rear facing frosted double glazed window.

Second Bedroom

16'3" x 7'0" (4.97 x 2.14)

Double bedroom with built-in triple wardrobe having mirror sliding doors. Two rear facing double glazed windows and two radiators.

Third Bedroom

10'5" x 8'11" (3.19 x 2.73)

Double bedroom with built-in double wardrobe having mirror sliding doors and over stairs wardrobe. Front facing double glazed window and radiator.

Bathroom

Fully-tiled walk-in shower having electric shower head over. Wash

basin set in vanity unit with cupboard below. Low-level flush WC. Radiator and frosted double glazed window.

Outside

The property is gravelled and tarmaced to the front allowing parking for up to three cars. A paved path and side gate opens into the rear garden, laid to lawn and a good sized patio area, ideal for summer dining. Shed with power and light.

Additional Information

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

EPC RATING: D

TENURE: We are advised by the Vendors, 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: From the Newport High street, proceed down Stafford Road going straight over at the traffic lights. At the roundabout take the left turning into Daniels Cross, the property can be found on your right after a short distance.

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.

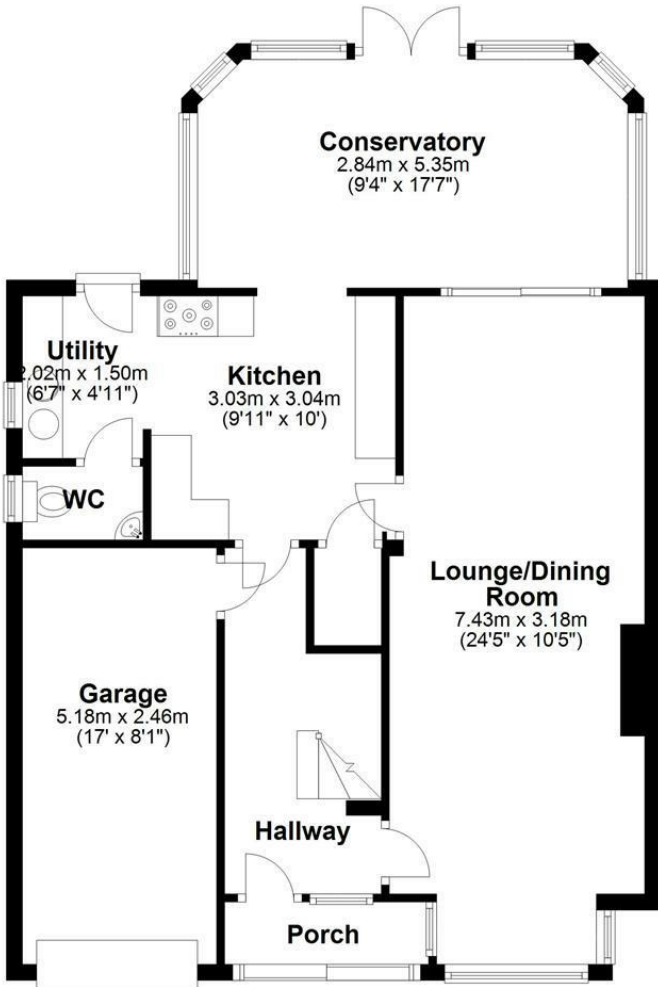




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	78
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 79.4 sq. metres (854.6 sq. feet)



First Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



Total area: approx. 130.7 sq. metres (1406.4 sq. feet)

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.

