



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk

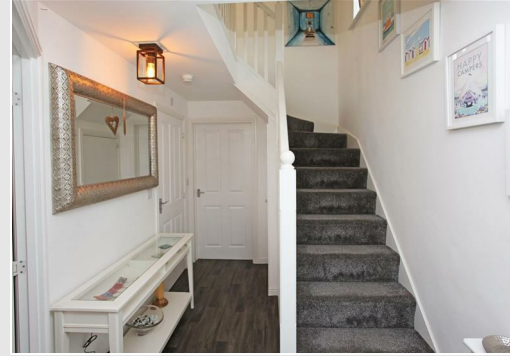


**68 Greenfields Drive, Newport, TF10 7FF
Offers In The Region Of £310,000**



68 Greenfields Drive, Newport, TF10 7FF

Offers In The Region Of £310,000



The ground level comprises a lounge, kitchen diner with utility room and cloakroom / WC. The first floor is set out to a main bedroom with en-suite, two further double bedrooms and a family bathroom. A detached single garage allows ample storage to the front and has been partitioned by the current vendor providing a home office to the rear. Externally, the property offers parking in front of the garage and the southerly aspect rear garden has been landscaped to lawn and patio area.

Positioned within a half mile of the High Street, 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 to easy access to the main road network from Newport.

An internal inspection is highly recommended, the property is set out in further detail below;

uPVC partially glazed front door into...

Entrance Hall

Having a side aspect uPVC double glazed window and staircase leading to the first floor Landing. Useful understairs storage cupboard. Vinyl flooring and radiator. Door to...

Cloakroom / WC

Having a low-level flush WC and pedestal wash basin.

Lounge

12'2" x 12'11" (3.73 x 3.96)

A well proportioned room with front aspect uPVC double glazed window fitted with shutter blinds and radiator.

Kitchen Diner

18'5" x 9'3" (5.62 x 2.83)

With a range of base and wall mounted cabinets comprising cupboards and drawers with contrasting work surfaces over. Integrated oven with 4 ring gas hob over and extractor above, dishwasher and fridge-freezer. 1 1/2 stainless steel sink with drainer. Rear and side aspect uPVC double glazed windows. Rear aspect 'French' doors leading to garden. Radiator.

Utility Room

8'4" x 5'4" (2.56 x 1.63)

Base and wall mounted cupboards with contrasting work surfaces. Space

for washing machine. Cupboard housing the combination boiler. Side courtesy door.

A turned staircase from the Entrance hall rises to the first floor Landing, with hatch to loft, side aspect uPVC double glazed window and airing cupboard.

Main Bedroom

10'8" x 9'10" (3.26 x 3.02)

A good sized double bedroom with front aspect uPVC double glazed window having fitted shutter blinds. Three double built-in Hammonds wardrobes with panelled doors. Radiator. Door to...

En-suite

Tiled shower cubicle with mains shower unit. Low-level flush WC and pedestal wash basin. Laminate flooring and front aspect uPVC double glazed window. Radiator.

Second Bedroom

9'6" x 9'5" (2.91 x 2.89)

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

Third Bedroom

9'6" x 8'3" (2.90 x 2.53)

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

Bathroom

Panelled bath with mains shower head over. Low-level flush WC and pedestal wash basin. Side aspect uPVC double glazed window and radiator.

Garage / Office

Having been partitioned into two sections, the front storage area is accessed by hinged doors having power and light, a door opens into the rear section that has been converted into a Home Office having a rear aspect window, side courtesy door to garden, spotlights and laminate flooring.

Outside

The front exterior is well maintained with areas of hedged borders and landscaped lawn. Parking is to the side of the house in front of the garage on a tarmaced drive. The neatly landscaped southerly aspect rear garden is laid to lawn, a full width patio area ideal for summer entertaining and an additional patio area.

Additional Information

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

EPC RATING: B (83)

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.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property; Virgin cable

ADDITIONAL CHARGES: We understand that there is an estate service charge of £150 PA for maintenance of roads, paths and communal areas.

RIGHTS AND RESTRICTIONS: We are advised that the access drive off Greenfields Drive to the front is shared with other properties. All appropriate legal arrangements are in place.

FLOODING ISSUES: We are advised that the property has not flooded within the last five years.

PLANNING PERMISSIONS/DEVELOPMENTS: None

COAL FIELDS/MINING: None

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

DIRECTIONS: Proceed from the Newport High Street onto Wellington Road towards Telford, after a short distance take a right turning sign posted Greenfields Drive, proceed along this road and follow the road round the bend. The property can be found on the right off a shared access drive.

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.

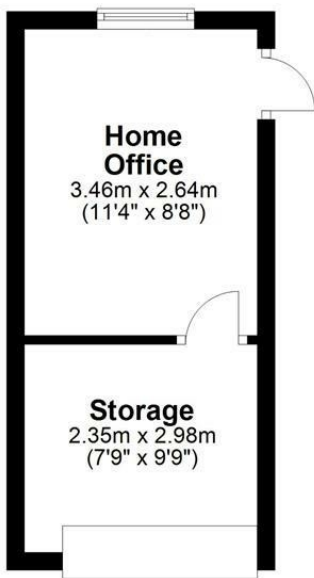
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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



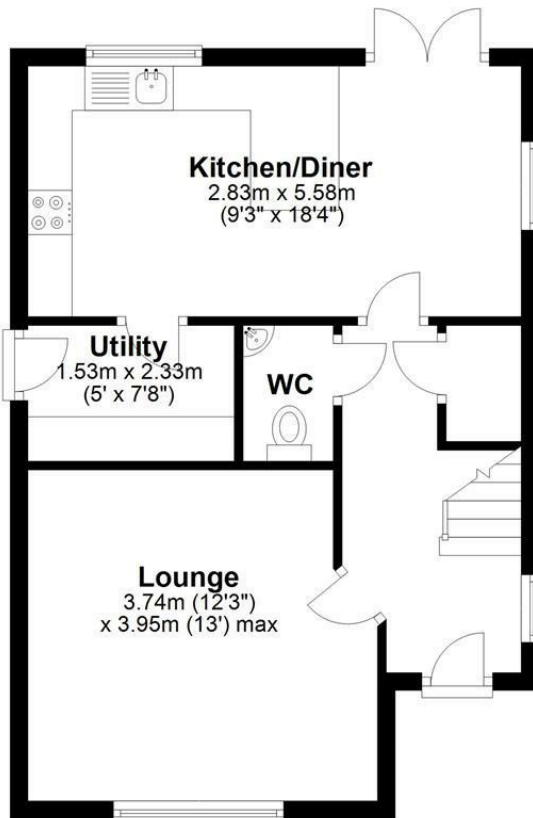


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



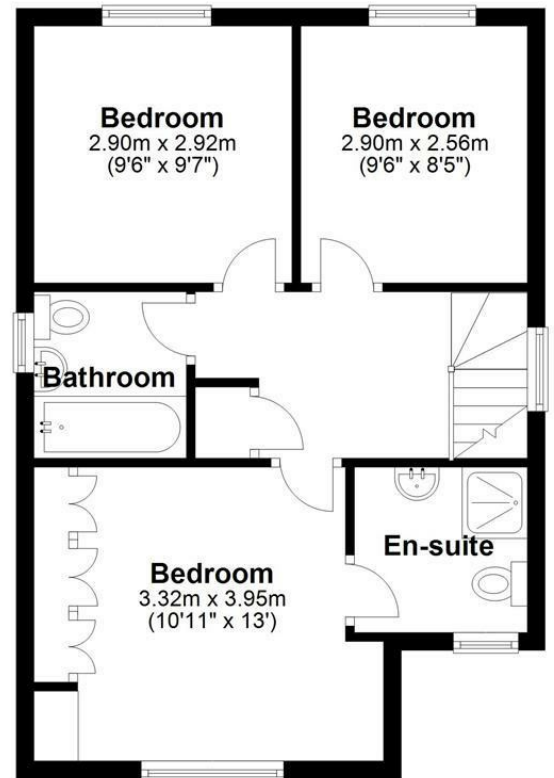
Ground Floor

Approx. 60.4 sq. metres (649.7 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 104.3 sq. metres (1123.0 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.

