



**Estate Agents  
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**12 Wright Avenue, Newport, TF10 7FY  
Offers In The Region Of £259,950**

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# 12 Wright Avenue, Newport, TF10 7FY

## Offers In The Region Of £259,950



The property has been finished to a modern and neutral standard throughout, comprising a well proportioned lounge, fully-fitted kitchen diner, cloakroom / WC, three bedrooms and a family bathroom. Externally, there is ample off-road parking on a tarmacked drive. The south aspect rear garden is landscaped to AstroTurf and a patio area. Planning permission for a detached single garage.

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.

The property is set out in further detail below;

uPVC front door into...

### Entrance Porch

Door to...

### Cloakroom / WC

Corner pedestal wash basin and low-level flush WC.

### Lounge

A well proportioned lounge with centrally located staircase leading to the first floor Landing. Wood effect flooring and uPVC double glazed front aspect window. Door to...

### Kitchen-Diner

Being fully-fitted with base and wall mounted units comprising cupboards and drawers with contrasting work surfaces over. Integrated oven with 4 ring gas hob, fridge-freezer, dishwasher and washer-dryer. 'French' doors leading to the rear garden and rear aspect window. Radiator and useful understairs cupboard.

The staircase from the Lounge rises to the first floor Landing, with hatch to loft.

### Main Bedroom

Double bedroom having a built-in double wardrobe with mirror sliding doors. Front aspect uPVC double glazed window and radiator.

### Second Bedroom

Double bedroom with rear aspect uPVC double glazed window and radiator. Built-in wardrobe.

### Third Bedroom

A good sized single bedroom currently utilised as a study. Having a rear aspect uPVC double glazed window and radiator.

### Family Bathroom

Panelled bath with overhead shower. Low-level flush WC and pedestal wash basin. Tile effect flooring, radiator and a front aspect uPVC double glazed window.

### Outside

A slabbed path leads to the front door with gravelled areas either side. Off-road parking is to the side of the property on a tarmacked drive. There is planning permission in place for a single detached garage (further details available). A side gate opens to the southerly aspect rear garden that has been landscaped to AstroTurf and patio area. Garden shed.

### Additional Information

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

EPC RATING: B

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. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: We are advised that there are no additional charges.

**RIGHTS AND RESTRICTIONS:** We are not aware of any.

**FLOODING ISSUES:** The property has not flooded in the last 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** Developments are under way in the locality.

**COAL FIELDS/MINING:** We do not believe the property is affected.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

**DIRECTIONS:** Proceed from the Newport High street towards Upper Bar and take a left turning before you reach the Sheep roundabout onto Wright Avenue, follow the road around and the property can be found on your right hand side.

### 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.

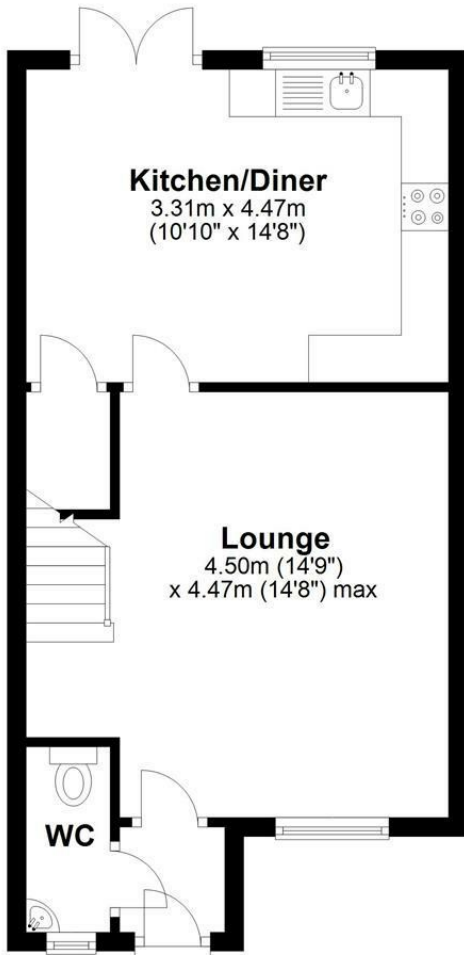




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) <b>A</b>		83	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

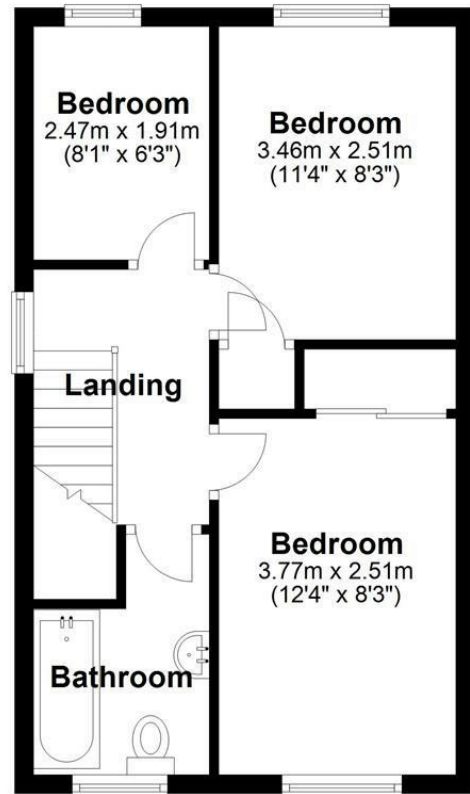
### Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



### First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 73.8 sq. metres (794.0 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.

