



**Estate Agents
Letting Agents
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**92 Greenfields Drive, Newport, TF10 7FS
Offers In The Region Of £375,000**

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The property forms part of a popular privately built modern residential development, positioned within walking distance of Newport town centre. There are highly regarded schools in Newport, all with good 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 gas centrally heated and double glazed accommodation is set out in further detail below;

Partially glazed front door into...

Entrance Hall

Having a centrally located staircase leading to the first floor Landing and radiator. Door to...

Lounge

15'5" x 11'2" (4.71 x 3.42)

A well proportioned room with front aspect uPVC double glazed window. Finished with beautiful marble effect flooring and radiator. Double doors into...

Kitchen-Diner

18'6" x 10'3" (5.66 x 3.14)

Having base and wall mounted units comprising cupboards and drawers with contrasting work surfaces over. Integrated oven with 4 ring gas hob above and extractor. Space for undercounter fridge, freezer and dishwasher. Breakfast bar and 1 1/2 sink with drainer. Understairs cupboard. Rear aspect uPVC double glazed window and 'French' doors leading to the rear garden. Radiator and marble effect flooring. Door to...

Utility Room

6'11" x 5'2" (2.12 x 1.59)

Having space for a washing machine and dryer with work surfaces over. Cupboard housing the gas centrally heated boiler. External courtesy door to side. Door to...

Cloakroom / WC

Having a low-level flush WC and pedestal wash basin. uPVC double glazed window and radiator.

Staircase from the Entrance Hall rises to the first floor Landing, with hatch to loft and cupboard.

Main Bedroom

12'11" x 12'4" (3.96 x 3.76)

A good sized double bedroom with two double wardrobes having mirror sliding doors. Front aspect uPVC double glazed window and radiator. Over stairs cupboard. Door to...

En-suite

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

Second Bedroom

12'4" x 9'4" (3.77 x 2.85)

Double bedroom having a fitted wardrobe with mirror fronted doors. Front aspect uPVC double glazed window and radiator.

Third Bedroom

9'6" x 9'4" (2.91 x 2.85)

Rear aspect uPVC double glazed window and radiator.

Fourth Bedroom

9'6" x 7'3" (2.91 x 2.22)

Rear aspect uPVC double glazed window and radiator.

Bathroom

Being partially tiled with panelled bath. Low-level flush WC and wash basin with cupboard below. Rear aspect uPVC double glazed window and radiator.

Garage

Having an up and over door to the front and lighting.

Outside

The property is accessed off a private block paved road with additional parking for four cars to your left and further parking on the tarmaced driveway. The front garden is finished to neatly shaped lawn, gated side access to the rear garden. A lovely low-maintenance West aspect garden, finished to patio and decking areas. Spotlights, outside tap and external power points.

Additional Information

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

EPC RATING: B (82)

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.

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: A charge of £150.11 is currently paid annually to HLM property managements for maintenance of communal areas and roads.

RIGHTS AND RESTRICTIONS: Access via a private unadopted shared driveway.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any

COAL FIELDS/MINING: We don't believe that the property is affected.

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 after a short distance take a right turning onto St George Way, proceed along this road and past the park. Take a left turning onto the block paved drive and the property is the first on your right.

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.

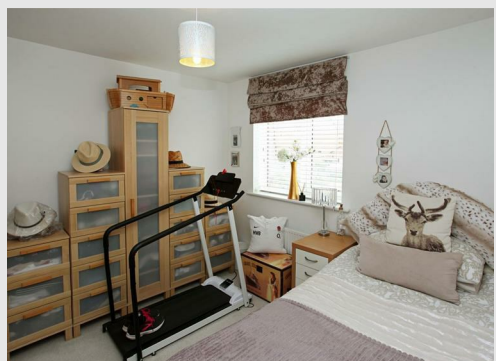
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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.

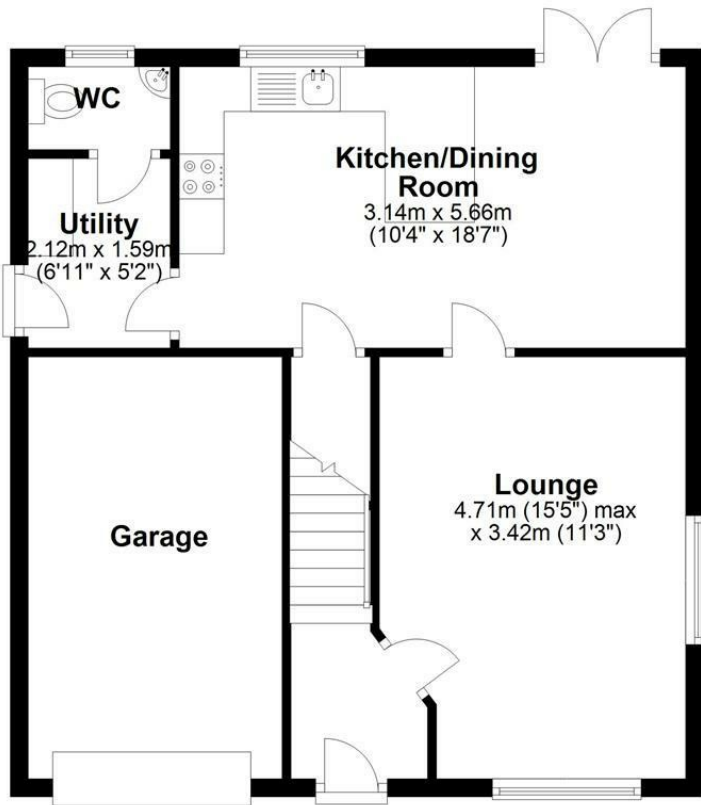




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

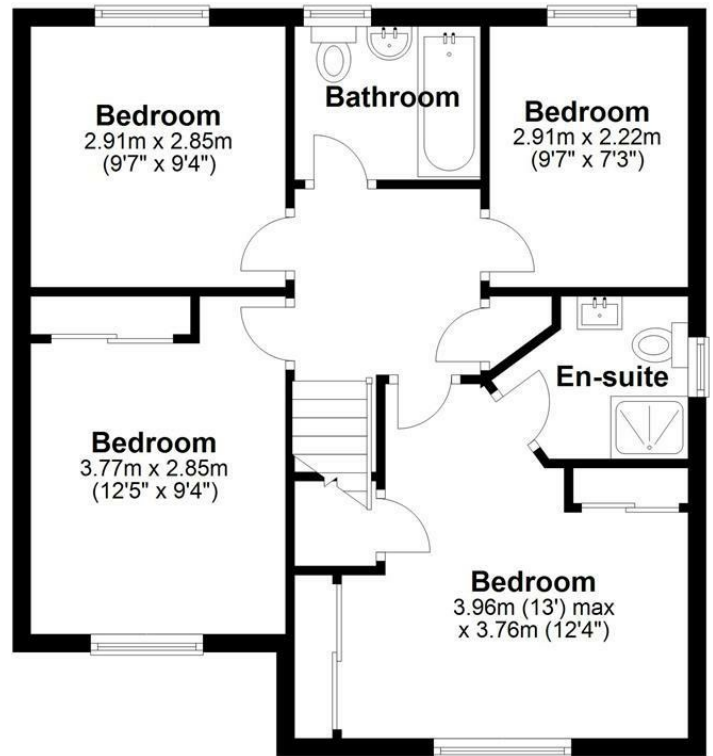
Ground Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



First Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



Total area: approx. 109.2 sq. metres (1175.7 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.

