



**Estate Agents  
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**31 Roe Deer Green, Newport, TF10 7JQ**  
**Offers Over £440,000**

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# 31 Roe Deer Green, Newport, TF10 7JQ

## Offers Over £440,000



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. In further detail;

Double glazed sliding front door into PORCH with tiled flooring. Further door into...

### Entrance Hall

Having a radiator and understairs storage. Centrally located staircase leading to the first floor Landing.

### Cloakroom / WC

Low-level flush WC and corner wash basin.

### Lounge

A well proportioned room with bay window having front aspect uPVC double glazed windows. Central log burner and radiator. Opening into...

### Dining Room

Having a radiator and sliding doors into...

### Conservatory

Being half-bricked with double glazed elevations above. Double doors to rear garden, fan and light.

### Kitchen-Diner

Contemporary style kitchen fitted with gloss fronted units having cupboards and drawers with works surfaces above. 1 1/2 sink with mixer tap. Grill and oven with 4 ring gas hob over and extractor hood above. Integrated microwave and dishwasher. Space for fridge-freezer. Rear aspect uPVC double glazed window and wall mounted radiator.

### Utility Room

Previously part of the integrated garage but since converted into a utility room, having space for a washing machine and dryer with work surfaces above. Wall mounted cupboards, one housing the gas central heated boiler. 1 1/2 stainless steel wash basin.

Stairs from the Entrance hall rise to the first floor Landing, with cupboard housing the hot water cylinder and hatch to loft.

### Main Bedroom

A good sized double bedroom with two built-in wardrobes, bay front aspect uPVC double glazed window and radiator. Dressing area with two additional double built-in wardrobes and front uPVC aspect double glazed window. Door to...

### En-suite

Being partially tiled with large corner shower cubicle with two mains shower heads. Low-level flush WC and wash basin with cupboard below.

### Second Bedroom

Double bedroom having a rear aspect uPVC double glazed window and radiator. 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.

### Third Bedroom

Double bedroom having a rear aspect uPVC double glazed window and radiator.

### Fourth Bedroom

Rear aspect uPVC double glazed window and radiator.

### Bathroom

Large corner bath with hand held shower. Low-level flush WC and pedestal wash basin. Side aspect uPVC double glazed window and radiator.

### Garage / Store

Up and over door to the front. Power and light.

### Outside

Ample off-road parking to the front and neatly shaped lawn to the side with dividing hedge. Gated side access leads to the sunny aspect rear garden, being fully enclosed and is landscaped to include a patio area, lawn and gravelled areas.

### Additional Information

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

EPC RATING: C

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:** The vendor is not aware of any

**RIGHTS AND RESTRICTIONS:** The vendor is not aware of any.

**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:** The vendor is not aware of any affecting the property.

**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 to Lower Bar, at the second mini roundabout by TFM, go straight over onto Chester Road. The Entrance for the Deer Park Estate can be found on your right a short distance up this road. Take the first right turning down Roe Deer Green, the property can be found towards the end of this road on your left 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.

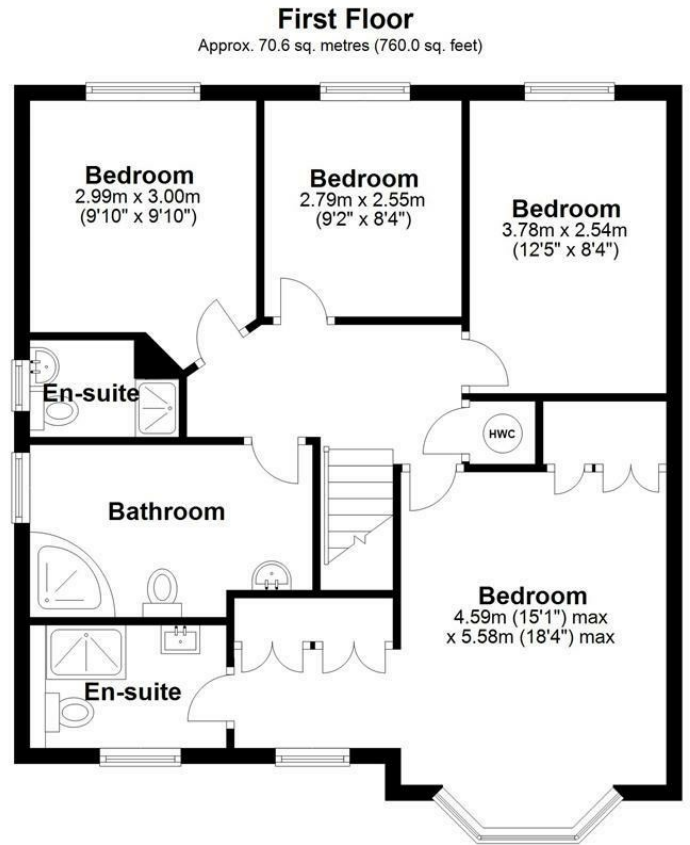
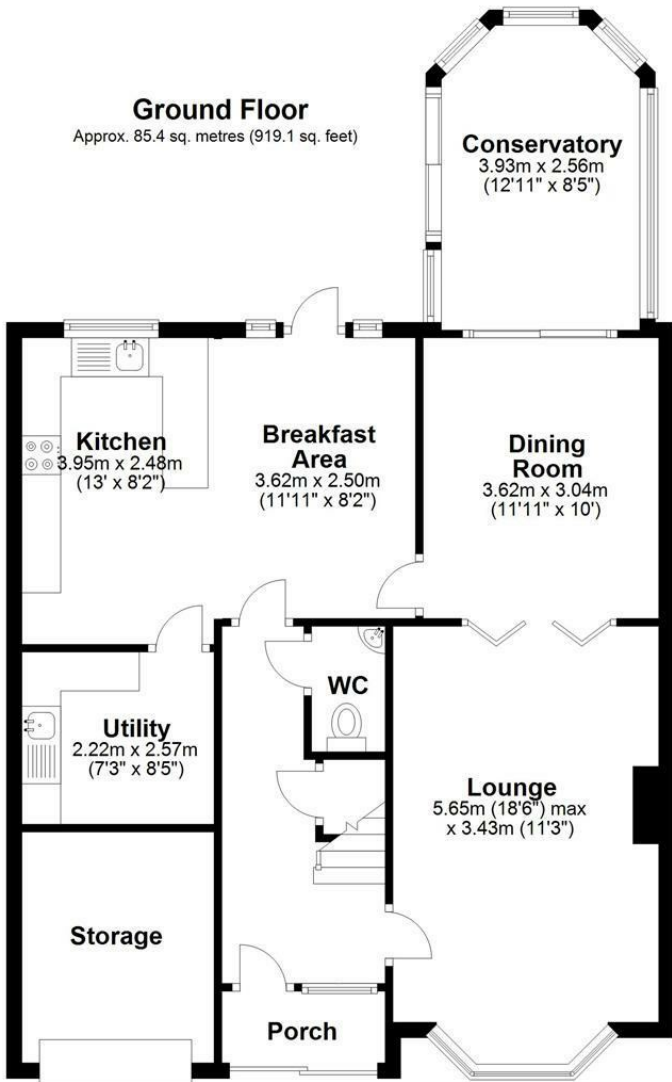
**HOMEBUYERS SURVEYS AND VALUATIONS** undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

**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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	83
(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		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 156.0 sq. metres (1679.1 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.

