



**Estate Agents  
Letting Agents  
Surveyors & Valuers**

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



**10 Elm Close, Newport, TF10 7RS  
Offers In The Region Of £265,000**

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# 10 Elm Close, Newport, TF10 7RS Offers In The Region Of £265,000



Newport is a thriving market town, with a number of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of Stafford, Telford and Shrewsbury, with their wider range of amenities and mainline train stations. The A41, about one mile distant, provides direct access to the M54 and Wolverhampton.

Set out in more detail below;

Double glazed panelled door and side screen into...

## Hallway

With panelled radiator and useful understairs storage recess. Built-in shelved cupboard.

## Cloakroom / WC

Modern white suite with inset wash hand basin and base cupboard below. Low-level flush WC. Side aspect window and partially tiled walls.

## Full-Width Lounge

15'7" x 10'9" (4.75 x 3.30)

Having decorative fireplace surround and marble effect hearth incorporating contemporary electric fire. Double glazed front aspect window and panelled radiator.

## Dining Kitchen

15'7" x 11'11" (4.75 x 3.65)

With a range of modern light oak effect fronted cabinets comprising base and wall mounted cupboards and drawers having contrasting work surfaces and complimentary tiling. Inset stainless steel sink and drainer unit. Built-in oven and grill with separate 4 ring gas hob above and extractor cooker hood. Integrated fridge-freezer, washing machine and wine rack. Ceramic tiled floor and radiator. Double glazed rear aspect window and external door opening to the garden.

Stairs from Hallway rise to the first floor Landing with side aspect window and access hatch to loft space.

## Bedroom One

15'7" x 11'11" (4.75 x 3.65)

With fitted bedroom furniture comprising two double wardrobes, dressing table and overhead storage. Radiator and double glazed front aspect window.

## Bedroom Two

11'3" x 8'6" (3.43 x 2.60)

Having built-in storage cupboard housing the central heating boiler. Radiator and rear aspect double glazed window.

## Bedroom Three

11'3" x 7'0" (3.43 x 2.15)

With rear aspect double glazed window and built-in wardrobe. Radiator.

## Shower Room

Being fully-tiled with modern suite having tiled shower cubicle and chrome faced shower unit. Inset wash hand basin and base cupboard below. Low-level flush WC. Wall mounted radiator and side aspect double glazed window. Built-in shelved cupboard.

## Outside

The property is approached off Elm Close over a full-length block paved driveway leading to a covered carport (5.65 x 2.45) and low-maintenance front garden to ornamental stone. The fully enclosed rear garden enjoys a sunny aspect, laid to neatly shaped lawn and full-width patio area. Outside tap.

## Additional Information

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

EPC RATING: D

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 does 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: From the Newport High Street, proceed south along Upper Bar

turning right onto Granville Road and then first left into Ashworth Way. Follow this road along taking the third turning on the left into Elm Close where the property can be found on the 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.

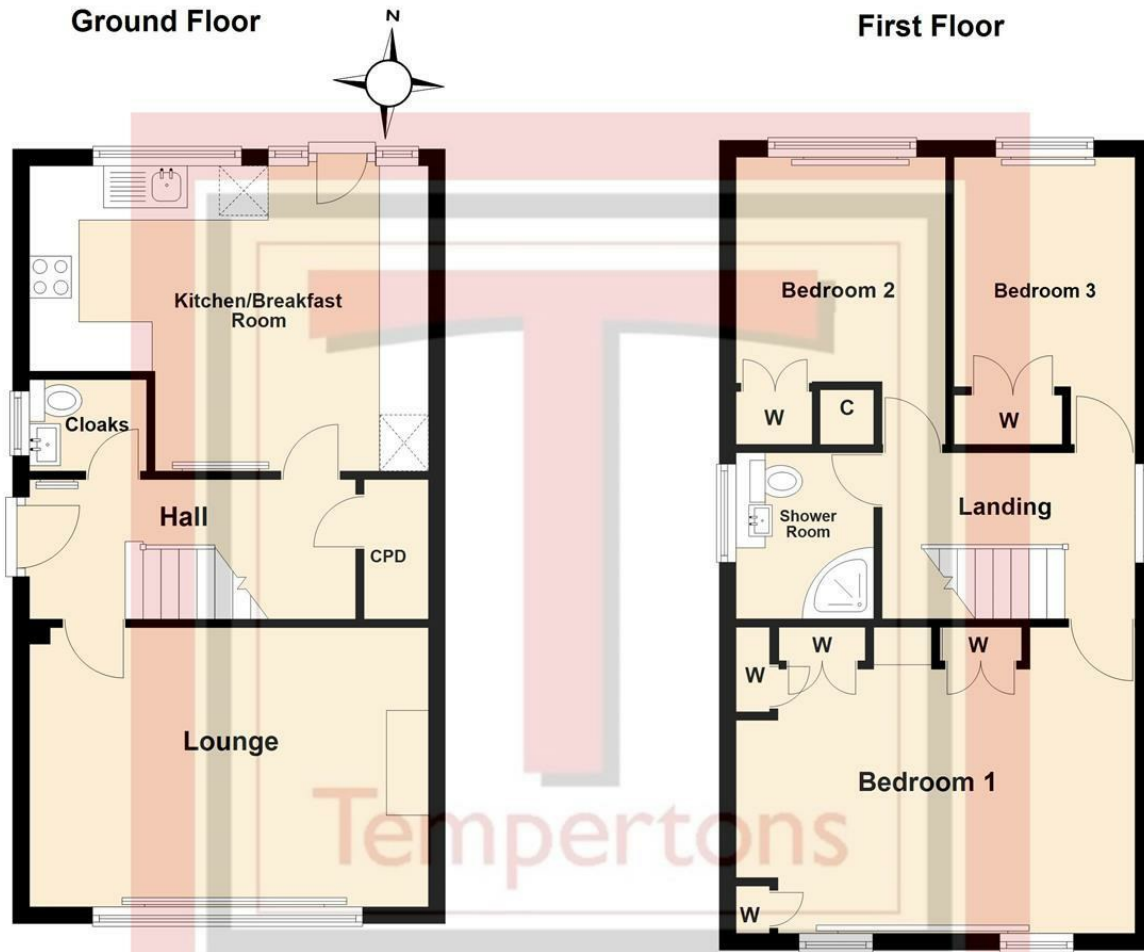




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Ground Floor**

**First Floor**



Total area: approx. 86.2 sq. metres (928.1 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.  
Plan produced using PlanUp.

**10 Elm Cose, Newport**

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.

