



**Estate Agents
Letting Agents
Surveyors & Valuers**

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25 Greenacres Way, Newport, TF10 7PQ

Offers In The Region Of £235,000



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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;

Entrance Hall

Having a radiator and cupboard.

Lounge

16'0" x 10'11" (4.89 x 3.35)

A well proportioned room having sliding double glazed doors into the Conservatory. Radiator and central log burner.

Kitchen

8'10" x 7'3" (2.70 x 2.21)

Having base and wall mounted units comprising cupboards and drawers with contrasting work surfaces over. Sink with drainer, Integrated double oven and dishwasher. 4 ring gas hob with extractor above. Space for upright fridge-freezer. Rear aspect double glazed window and side courtesy door.

Conservatory

11'5" x 10'3" (3.49 x 3.14)

Being half bricked with double glazed elevations above. Radiator and doors to the rear garden.

Bedroom One

11'5" x 10'11" (3.49 x 3.35)

Double bedroom with front aspect double glazed window and radiator.

Bedroom Two

8'11" x 8'3" (2.74 x 2.54)

Single bedroom with front aspect double glazed window and radiator.

Bathroom

Walk-in shower with mains fed shower head. Low-level flush WC and pedestal wash basin.

Outside

To the front, there is a gravelled drive offering ample off-road parking and neatly shaped areas stocked with mature shrubs. A side gate leads to a covered slabbed area and then into the rear garden, neatly landscaped to lawn, patio and raised bed areas. Garden shed and greenhouse.

Additional Information

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

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: We are not aware of any affecting the property.

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

DIRECTIONS: From the High Street, proceed past the church into Lower Bar. At the roundabout with the petrol station, take the first left hand turning into Salters Lane. Continue along this road, passing the fire station on your right and the convenience store, take the next

right hand turning into Broomfield Road, take the first left into Greenacres Way then take a left turning at the end of the road. The property can be found 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.

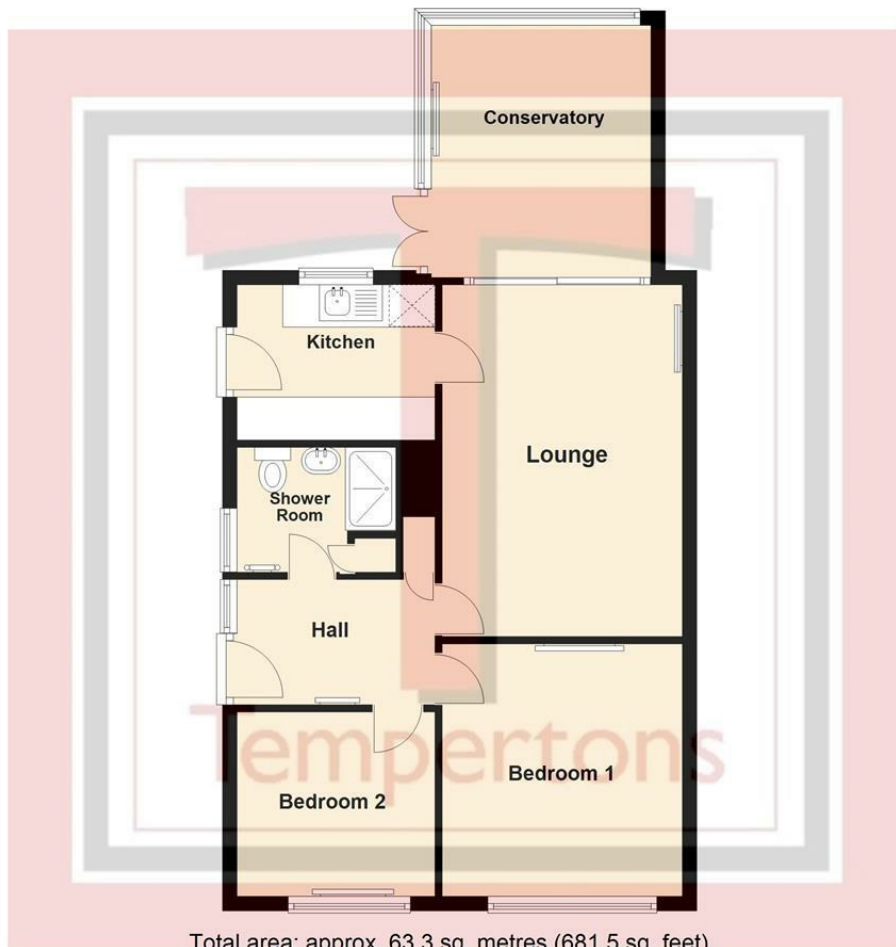




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 63.3 sq. metres (681.5 sq. feet)



Total area: approx. 63.3 sq. metres (681.5 sq. feet)

This floor 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 taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

25 Greenacres Way, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

