



**Estate Agents
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**47 Beechfields Way, Newport, TF10 8QA
Offers In The Region Of £320,000**

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Beechfields Way is within walking distance of Newport town centre and schools, yet, close to lovely countryside. There are highly regarded schools in Newport, 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.

Number 47 is a four bedroomed detached property situated in a desirable location, with lovely views over farmland to the rear.

To the ground floor the property boasts two reception rooms, a conservatory, kitchen, utility and cloakroom/ WC. The first floor is set to a main bedroom with en- suite, three further bedrooms and a bathroom.

Externally the property offers ample parking on a tarmacademed driveway, gated side access leads to the rear garden , offering scope for landscaping, and having the benefit of not being overlooked.

Entrance Hall

having radiator.

Lounge

13'5" x 15'10" (into bay) (4.11 x 4.83 (into bay))
having two radiators and front aspect window . Gas fire with surround.

Kitchen

10'3" x 9'1" (3.14 x 2.78)
having a range of base units with wood fronted drawers and cupboards. Space for oven, fridge-freezer and dishwasher. Inset sink and drainer unit. Radiator and door to pantry.

Utility

having side door to garden. Space for washing machine and dryer. Sink and drainer. Radiator. Central heating boiler (2 years old).

W.C

with pedestal wash basin and low level W.C.

Dining Room

8'11" x 11'1" (2.73 x 3.40)
having radiator and doors to conservatory.

Conservatory

with ceiling fan and doors to garden.

Landing

with hatch to loft space. Front aspect window. Cupboard housing hot water tank.

Bedroom One

12'7" x 10'11" (3.86 x 3.34)
having front aspect window, built in wardrobe with mirrored doors and radiator.

En-Suite

having low-level W.C. and pedestal wash basin. Side aspect window and shower cubicle with mains fed shower.

Bedroom Two

8'3" x 10'7" (2.54 x 3.24)
having radiator and front aspect window.

Bedroom Three

8'4" x 9'11" (2.56 x 3.03)
with rear aspect window and radiator.

Bedroom Four

8'4" x 8'4" (2.55 x 2.56)
with radiator and rear aspect window.

Bathroom

having radiator, rear aspect window, panelled bath with mains fed shower over, low level W.C. and pedestal wash hand basin.

Garage

a single integral garage with power and light, up and over door.

Outside

The property has a tarmacademed driveway for two cars and a slabbed pathway to the front door. The front garden is laid to lawn with shrubbed border.

The enclosed rear garden is accessed via a side gate having views across farmland, offering potential for landscaping.

Additional Information

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

EPC RATING: D(61)

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 understand there are no additional charges. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planned developments or planning permissions.

COAL FIELDS/MINING: The property is not in a well known mining area.

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 and through Lower Bar, over the traffic island by the petrol station into Chetwynd End. Take the right hand fork onto Forton Road and proceed for approximately 0.75 miles, turning right into Beechfields Way where the property can be found on the 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.

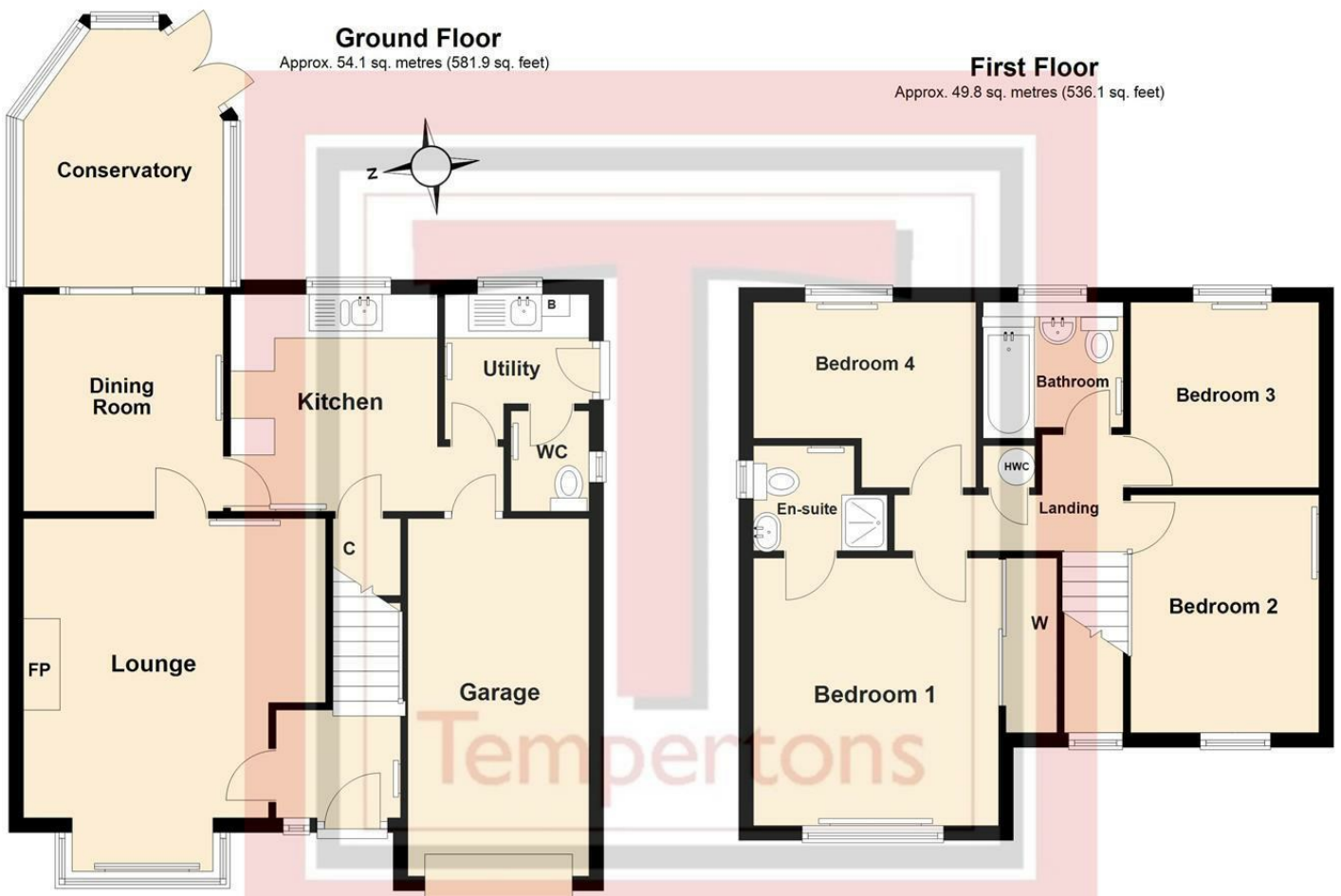
HOME BUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	80
England & Wales		EU Directive 2002/91/EC



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.

47 Beechfields 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.

