



**Estate Agents
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42 Barnmeadow Road, Newport, TF10 7NS
Offers In The Region Of £230,000

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Newport is a thriving market town, with a selection 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 half a mile distant, provides direct access to the M54 and Wolverhampton.

The property is available with no upward chain and the gas fired and double glazed accommodation is set out in more detail as follows;

uPVC framed double glazed entrance door to...

Entrance Hall

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

Lounge

13'7" x 12'5" (4.16 x 3.80)

A well proportioned room having a decorative central fireplace. Front aspect uPVC double glazed window and radiator. Opening to...

Dining Room

17'2" x 8'3" (5.25 x 2.53)

Benefiting from a rear extension resulting in a larger brighter room, ideal as an entertaining space. Sliding uPVC doors to rear garden and side aspect window. Radiator. Archway to...

Fitted Kitchen

8'3" x 8'7" (2.52 x 2.62)

Having base and wall mounted units comprising cupboards and drawers with wood effect work surfaces over. Integrated electric oven and ceramic hob. Space for undercounter fridge and useful shelved cupboard. Rear aspect uPVC double glazed window. Door to...

Utility Room

10'9" x 6'8" (3.29 x 2.04)

Having plumbing connections for a washing machine with work surfaces above. Courtesy door to rear garden and door to...

Garage

16'0" x 11'1" (4.88 x 3.40)

Having an up and over door and courtesy door to the front. Lighting and electric points.

Stairs from the Entrance Hall rise to the first floor Landing, cupboard housing the combination boiler, side aspect uPVC double glazed window and hatch to loft.

Bedroom One

12'5" x 9'10" (3.79 x 3.02)

A good size double bedroom with front aspect uPVC double glazed window. Large fitted wardrobe with cupboard above. Radiator.

Bedroom Two

9'0" x 8'7" (2.75 x 2.64)

Double bedroom with rear aspect uPVC double glazed window and radiator.

Bedroom Three

8'0" x 6'9" (2.44 x 2.08)

With front aspect uPVC double glazed window. Fitted double wardrobe. Radiator.

Bathroom

Modern fittings and fully tiled walls having a panelled bath with electric over head shower. Pedestal wash basin and low-level flush WC.

Outside

The property benefits from off-road parking to the front on a tarmaced drive. Neat lawn and shrubbed areas to the side. The pleasant rear garden is laid to a slabbed patio with lawn beyond to a picket fence, opening into the rear section of the garden, finished to shrubbed areas and ornamental stone. Garden shed.

Additional Information

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

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 has advised us that there are none.

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

FLOODING ISSUES: We are advised that the property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any directly affecting the property.

COAL FIELDS/MINING: The property is not affected

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

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.

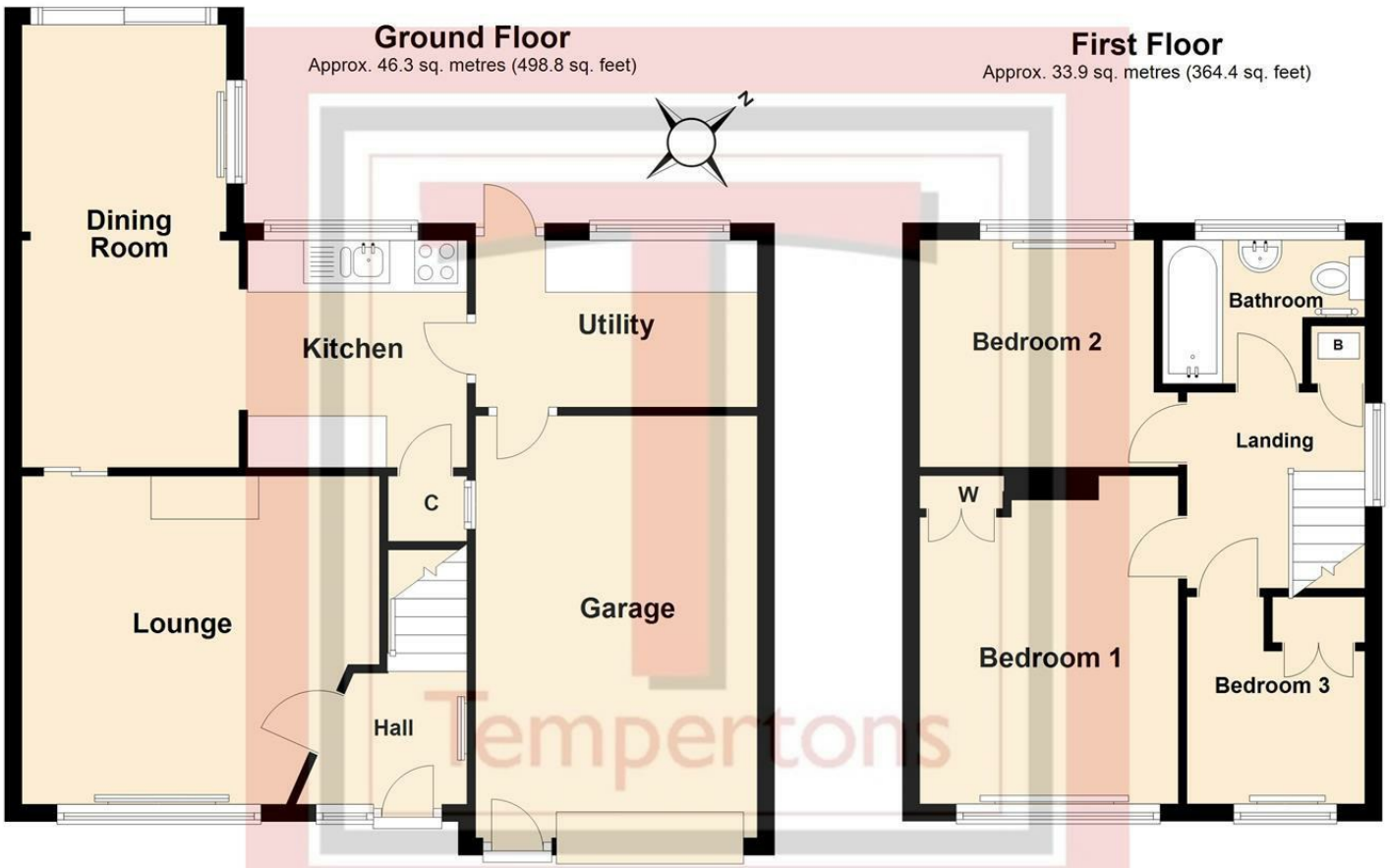
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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 | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



Total area: approx. 80.2 sq. metres (863.2 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.

42 Barnmeadow Road, 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.

