



**Estate Agents
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**10 Kingfisher Close, Newport, TF10 8QD
Offers In The Region Of £389,950**

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AN INTERNAL INSPECTION IS HIGH RECOMMENDED

The property is located in a well-established and desirable residential area, at the head of a cul-de-sac, with a pretty front garden and tarmacaded driveway providing off road parking for several vehicles. The rear gardens are completely enclosed, and fully landscaped with neatly shaped lawn, raised planted borders and useful patio seating area.

Newport offers a wealth of local amenities, including a range of supermarkets, leisure facilities and excellent OFSTED rated primary and secondary schools, two of which are selective grammar schools. The property is located to the North side of the town, close to the A41, allowing for convenient access to Stafford, Telford and Shrewsbury, with their more extensive amenities, mainline railway stations and links to the M6 and M54.

The fully double glazed and gas centrally heated accommodation is set out in further detail below;

Enclosed Porch

Double glazed door with side screen.

Entrance Hall

having engineered oak flooring. Panelled radiator.

Lounge

15'7" x 13'5" (4.75 x 4.11)

With attractive composite feature fireplace having inset electric fire. Coved finish to ceiling. Engineered oak flooring. Bay window overlooking the front garden. Panelled radiator.

Dining Room

10'4" x 8'8" (3.15 x 2.66)

With coved finish to ceiling, panelled radiator, and sliding patio doors opening into the...

Conservatory

9'1" max x 8'5" (2.79 max x 2.59)

Dwarf brick wall and uPVC double glazing,. Underfloor heating. French doors open to the patio area of the garden.

Kitchen

10'4" x 9'1" (3.15 x 2.79)

having a range of modern designer cabinets by Wren Kitchen and contrasting work surfaces. Fitted appliances by Neff include: Microwave combi oven, oven with hide and slide door, induction hob and extractor fan, dishwasher and fridge. Composite inset sink and drainer. Tiled floor. Window overlooking the rear garden. Door into understairs storage cupboard. Doors leading into the Store Room and Utility Room.

Utility Room

6'4" x 5'6" (1.95 x 1.70)

with a range of units, worktops and stainless steel sink and drainer. Provision for washing machine and tumble drier. Door into the Cloakroom and a door leading to side access to the rear garden. Window to the rear aspect. Tiled floor. Recently fitted central heating combination boiler.

Store Room

8'2" x 7'8" (2.49 x 2.34)

Converted rear section of the garage which the current vendors have used as a store room, with power and light. Folding door into the front section of the garage. Laminate flooring.

Stairs rise to the first floor landing having built-in wardrobe and access hatch to loft space with fitted ladder.

Main Bedroom

12'7" x 11'7" (3.86 x 3.55)

Built in fitted double wardrobes. The window overlooks the front garden and has far reaching views. Radiator. Door leading to

En-suite Shower Room

Being fully-tiled comprising a modern suite of built in shower unit, low level WC and wash basin. Obscure window to the side aspect.

Bedroom Two

10'6" x 8'2" (3.22 x 2.49)

Double bedroom having a front aspect window. Radiator.

Bedroom Three

11'7" x 8'2" (3.54 x 2.49)

Double bedroom with rear aspect window overlooking the garden. Radiator.

Bedroom Four

9'8" x 8'2" (2.97 x 2.51)

Currently used as a sitting room, this bedroom overlooks the rear garden. Radiator.

Bathroom

Refitted modern suite comprising a "p" shaped bath with thermostatically controlled shower over. Low level WC and wash basin inset into unit. Obscure window to the rear aspect. Tiled floor and partially tiled walls.

Storage

8'2" x 7'3" (2.49 x 2.23)

Converted garage, which is accessed via a roller shutter electrically operated door, providing storage space. Lighting and power.

Outside

Accessed off Kingfisher Close, the property is approached over a shared tarmacaded driveway with parking for several vehicles. A block paved pathway leads to the front door. Landscaped garden which is mainly laid to slabs and decorative stone with established shrubs and borders. A gate provides access to the landscaped rear garden, laid to pavings and a central artificial lawn with raised beds and pergola with seating area below. The garden is edged by fencing on all sides and contains two useful garden sheds. Outside tap

Additional Information

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

EPC RATING: D

TENURE: We are advised by the Vendors, 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 vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors 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: proceed from the Newport High Street, past the church, into Lower Bar, going straight ahead over the mini-roundabout adjacent to the petrol station. Take the next right hand turn into Forton Road (signposted Eccleshall), and after approximately 1/2 a mile, take the right hand turn into Beechfields Way. Follow the road around a sharp right hand bend and Kingfisher Close can be found on the right hand side. Number ten is situated just to the right, at the top of the cul-de-sac.

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.

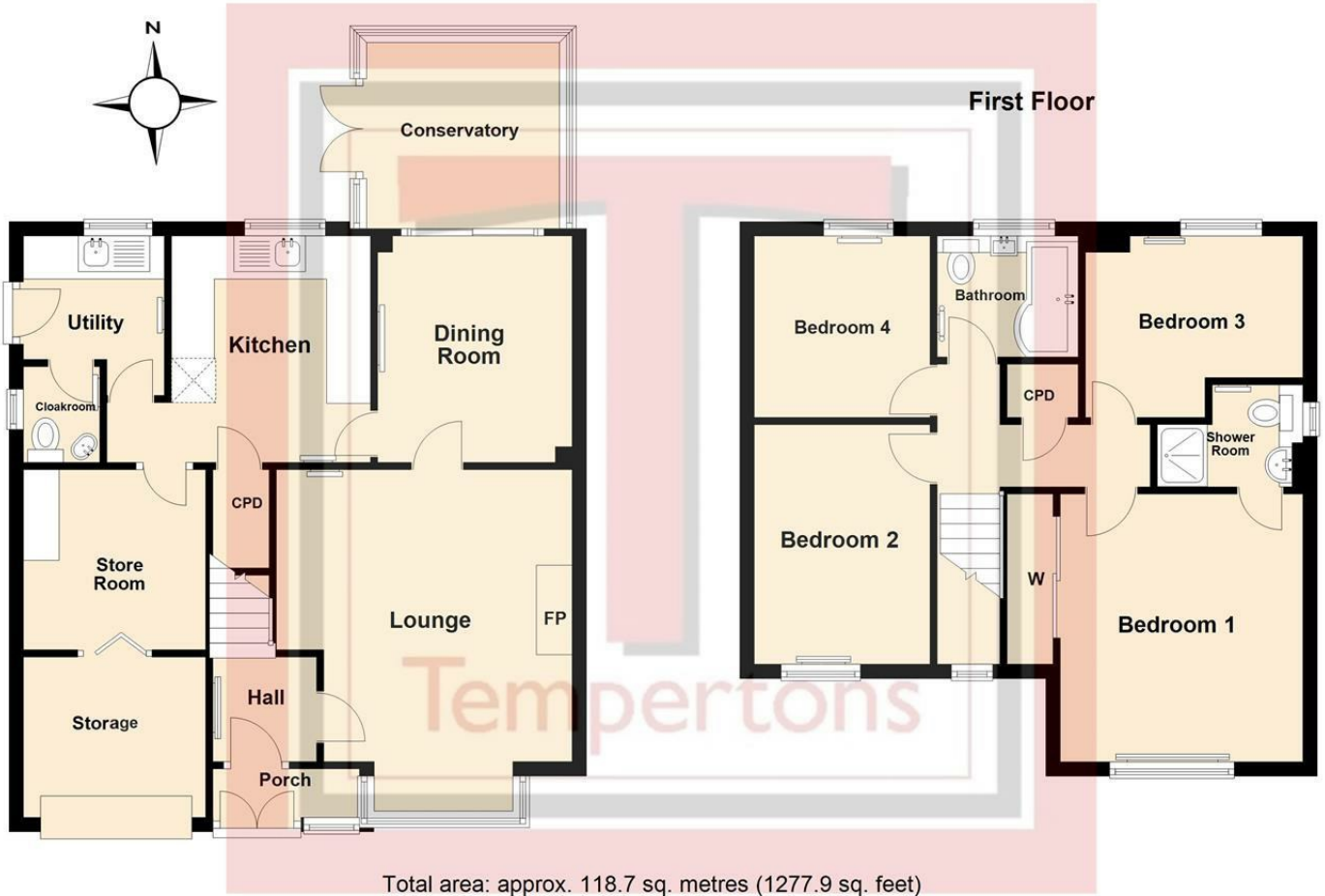




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England & Wales		EU Directive 2002/91/EC

Ground Floor

First Floor



Total area: approx. 118.7 sq. metres (1277.9 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 Kingfisher Close, 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.

