



**Estate Agents
Letting Agents
Surveyors & Valuers**

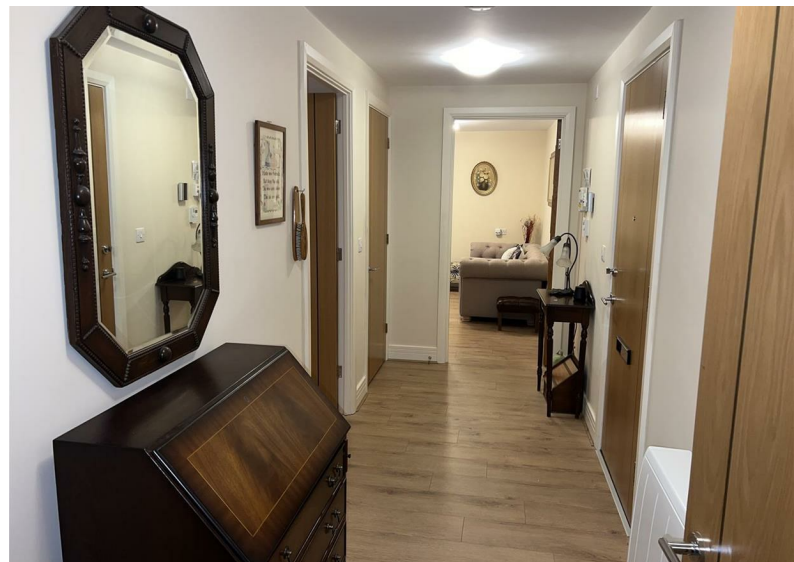
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14 Butter Cross Court Stafford Street, Newport, TF10 7UD

Offers In The Region Of £170,000

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Newport is a thriving market town 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;

Door into Hallway with laminate flooring and Dimplex electric radiator. Built-in storage cupboard and intercom system.

Lounge / Diner

17'6" x 12'3" (5.34 x 3.75)

Having decorative fireplace surround with contemporary electric fire. Laminate flooring continued from Hallway. Dimplex electric radiator. Double glazed window and courtesy external door opening to a small patio area with views across the garden area.

Kitchen

9'0" x 5'8" (2.75 x 1.73)

With a range of modern base and wall mounted cabinets comprising cupboards and drawers having contrasting work surfaces. Inset sink and drainer unit. Recess and plumbing provision for washing machine. Integrated fridge-freezer. Built-in electric oven with grill and separate 4 ring ceramic hob and extractor cooker hood above. Double glazed rear window and tiled floor.

Double Bedroom

15'6" x 11'3" (4.73 x 3.45)

Having built-in double width wardrobe with hanging rail and fitted shelf. Double glazed window and electric wall heater.

Good Sized Bathroom

Being fully-tiled comprising a modern suite with panelled bath and separate shower cubicle having mains fed shower and glazed modesty screen. Wash hand basin with double base

cupboard below. Close coupled low-level flush WC. Chrome faced electric towel radiator. Useful built-in airing cupboard.

Additional Information

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

EPC RATING: C (78)

TENURE: We are advised by the Vendor, that the property is held Leasehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity 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: Ground rent of £425pa, next review due 1st June 2026. The service charge is currently £246.11pcm, which is changing to £243.79pcm (£2,925.24pa) from April. Car parking permit is currently £250pa, subject to availability.

RIGHTS AND RESTRICTIONS: Any prospective purchaser will be made aware of guidelines before purchasing.

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 is 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 Newport High Street, take a right turning at the mini roundabout onto Stafford Road. The Butter Cross Court complex can be found on your 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.

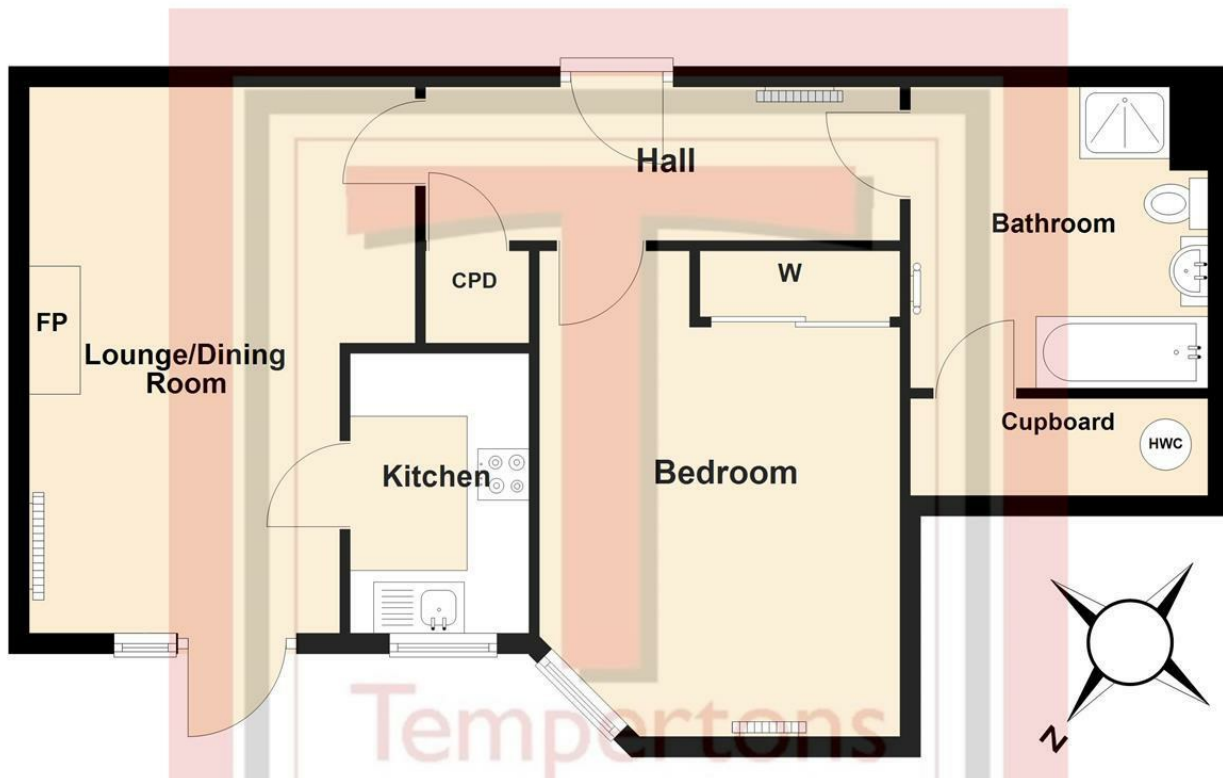
PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



Total area: approx. 60.4 sq. metres (650.5 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.

14 Butter Cross Court, 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.