



32 Laurel Drive, Newport, TF10 7LY Offers In The Region Of £285,000

****AVAILABLE WITH NO UPWARD CHAIN**** Number 32 is a three bedroomed semi-detached property of brick and tile construction situated in the highly desirable town of Newport. The property has been newly refurbished and the extent of the works includes a lovely modern fitted kitchen, beautiful new bathroom suite, redecoration and recarpeting.

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.

This well presented gas centrally heated property is set out in further detail below;

Partially glazed door into...

Entrance Hall

Having an understairs cupboard with fitted wine racks. Meter cupboard and radiator.

Lounge

16'8" max x 10'5" (5.09 max x 3.18)

Central decorative fire surround and hearth. Radiator and front aspect window. Door into...

Dining Room

16'6" x 9'4" (5.04 x 2.86)

A good sized room having a shelved storage cupboard. Two radiators and door into...

Generous Size Conservatory

9'6" max x 14'7" (2.92 max x 4.46)

Tiled flooring and power. Patio doors to the rear garden. Connecting door into the...

Lobby

Having a rear window and power. Door to cloakroom with low level flush W.C. and wash hand basin.

Door to...

Kitchen

16'9" x 7'7" max (5.12 x 2.33 max)

Newly fitted kitchen having base and wall mounted units comprising cupboards and drawers with contrasting work surfaces over. Stainless steel sink with drainer. Electric oven with 4 ring hob above and modern extractor. Space for fridge, freezer and washing machine. Side aspect window. Door to...

Utility Area

7'1" x 5'10" (2.17 x 1.80)

Having a front and side aspect window. Power.

The staircase from the Entrance Hall rises to the first floor Landing, with side aspect window and cupboard housing the combination boiler.

Bedroom One

12'3" x 10'5" (3.74 x 3.18)

A good sized double bedroom having a front aspect window and radiator.

Bedroom Two

11'9" x 8'8" (3.59 x 2.65)

Having a rear aspect window and radiator.

Bedroom Three

8'8" x 7'4" (2.66 x 2.25)

Having a rear aspect window and radiator.

Bathroom

Being fully-tiled with panelled bath having mains fed shower above. Pedestal wash basin and low-level flush WC. Front aspect window and towel radiator.

Outside

The property is situated on a good sized corner plot within this much favoured residential cul-de-sac. A pedestrian gate leads into the front garden, set to lawn but offering scope for further off-road parking (appropriate consents required). A gate leads to the side and rear garden, landscaped to lawn and shrubbed areas with a block paved path leading to a parking space and detached GARAGE.

Additional Information

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

EPC RATING: C (69)

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: 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

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.

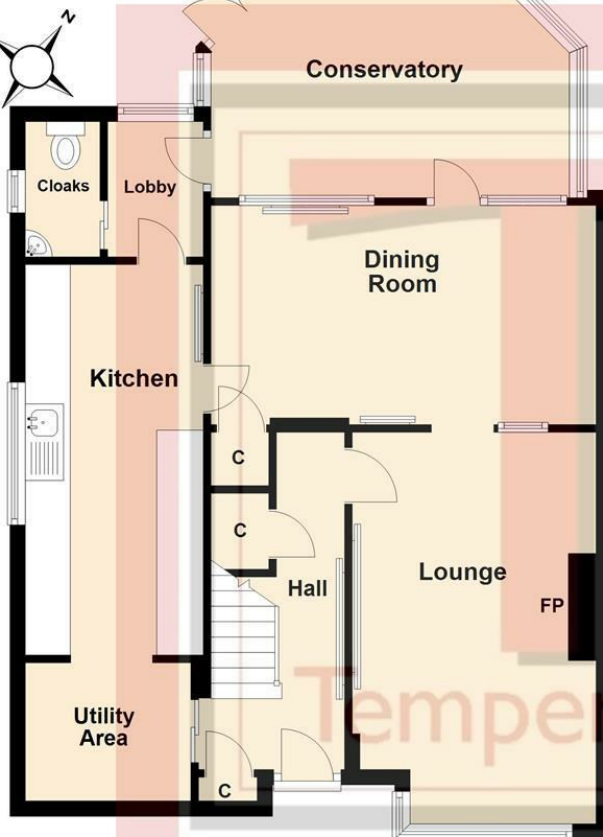
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

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.

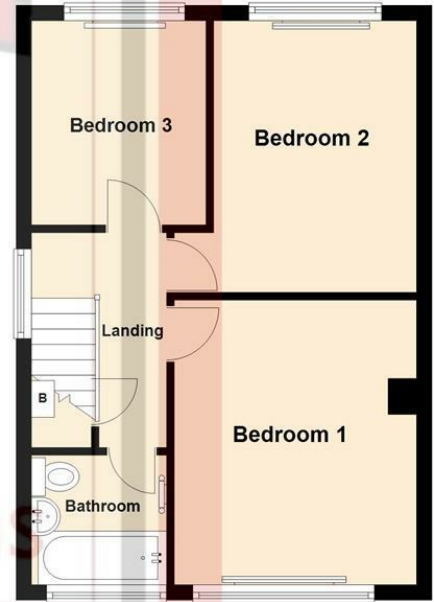
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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

Ground Floor



First Floor

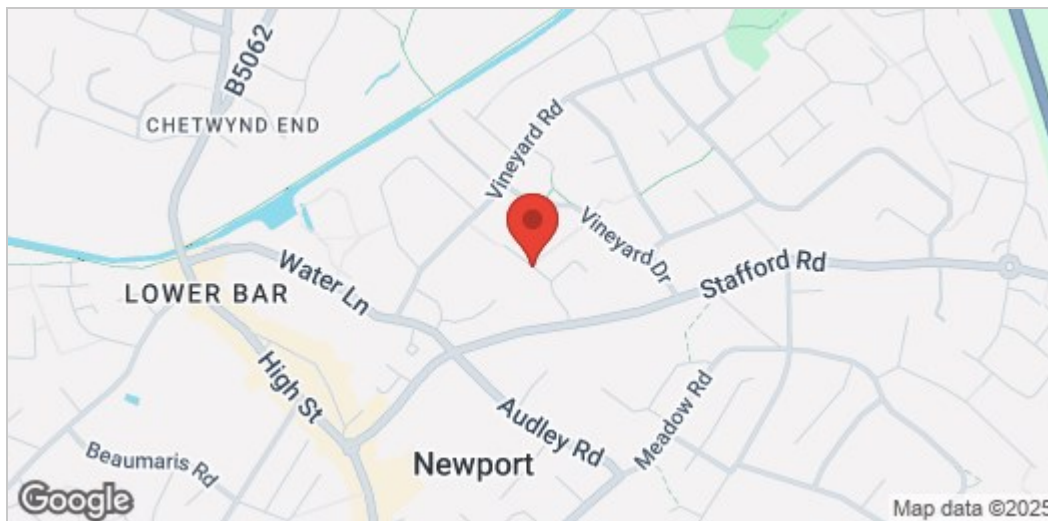


Total area: approx. 110.7 sq. metres (1191.1 sq. feet)

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.

32 Laurel Drive, Newport



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	82
(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

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.