



**Estate Agents
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38 Forton Road, Newport, TF10 7LW
Offers In The Region Of £350,000

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Available with No Upward Chain

No. 38 is a well presented traditionally built four bedroomed detached house located in a popular and well established residential area of Newport. The property has been extended and improved over many years to provide good sized and flexible living accommodation including a double garage, ground floor bedroom, sitting room and wet room that could easily be adopted as a "Granny Annex" or similar (subject to approval).

An internal inspection is highly recommended. The property in more detail:-

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.

Entrance Hall

with double glazed panelled front door and side screen with wood effect laminate flooring. Radiator.

Glazed door into

Lounge

17'9" x 15'0" (max) (5.43 x 4.59 (max))
having decorative fireplace surround and modern electric fire. Coved finish to ceiling and wood effect laminate flooring continued from the hall. Two Panelled radiators and double glazed window with front aspect

Kitchen/Breakfast Room

9'9" x 20'2" (2.98 x 6.17)
with a range of modern light oak effect cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces. Inset stainless steel sink and drainer unit. Built-in double oven and grill. Separate 4 ring electric ceramic hob and extractor cooker hood above. Under counter space for fridge. Rear aspect double glazed window.

The breakfast area opens to

Dining Room

9'9" x 9'4" (2.98 x 2.85)
having rear and side aspect double glazed windows. Radiator.

From the kitchen, a door leads to a lobby area and step down into

Sitting Room/Snug

13'6" x 8'3" (4.14 x 2.52)
currently used as a second sitting room but has a variety of uses as part of an Annex or additional accommodation. Engineered oak flooring. Radiator and double glazed "French style" doors opening to the rear garden.

Door into

Utility Room

4'1" x 8'1" (1.27 x 2.48)
having inset stainless steel sink with plumbing provision for washing machine and base and wall mounted storage cupboards.

Ground Floor Bedroom

10'4" x 8'7" (3.17 x 2.62)
with front aspect double glazed window. Radiator. Built-in meter cupboard.

Wet Room/Shower Room

having access from both the bedroom and hall with non-slip flooring, walk-in tiled shower cubicle and electric shower unit. Wall mounted wash basin and close coupled W.C. Radiator.

Stairs from the lounge rise to the first floor landing, having access hatch to the loftspace with fitted loft ladder. Built-in walk-in storage cupboard.

Main Bedroom

9'10" x 13'3" (3.02 x 4.06)
with double glazed rear aspect window. Radiator and full width built-in wardrobes having sliding doors.

Bedroom Two

11'4" (max) x 7'11" (3.47 (max) x 2.42)
having panelled radiator and front aspect double glazed window.

Bedroom Three

11'4" x 7'10" (3.47 x 2.40)
having panelled radiator and front aspect double glazed window.

Bathroom

with white modern suite comprising panelled bath and full height tiled surround. Electric shower unit over and modesty screen. Pedestal wash hand basin. Close coupled W.C. Panelled radiator and double glazed patterned window.

Outside

The property occupies a corner position at the junction with Avondale, approached over a full width driveway providing ample off road parking for several vehicles. The property benefits from an attached double width Garage having up/over doors, power and light, and access to the enclosed rear garden which enjoys an elevated and sunny aspect. The garden is laid to a full width paved patio area including a covered recess/side area with external power points. Steps down to shaped lawns with well stocked borders and specimen trees.

Additional Information

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

EPC RATING: D (62)

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. The vendors are not aware of any mobile blackspots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

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

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any permissions or developments that may impact the property.

COAL FIELDS/MINING: The vendors are not aware of any mining related issues having affected the property.

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

DIRECTIONS: From Newport High Street proceed North past the church and straight over the mini island by the Shell Filling Station. Turn second right (forked road towards Eccleshall) onto Forton Road and the property will be found on the 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.

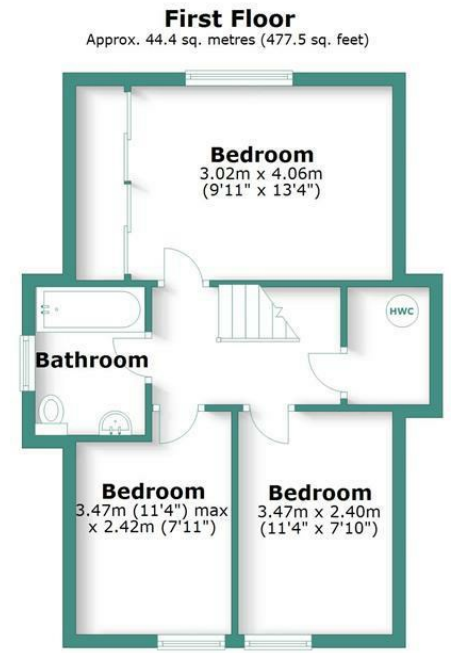
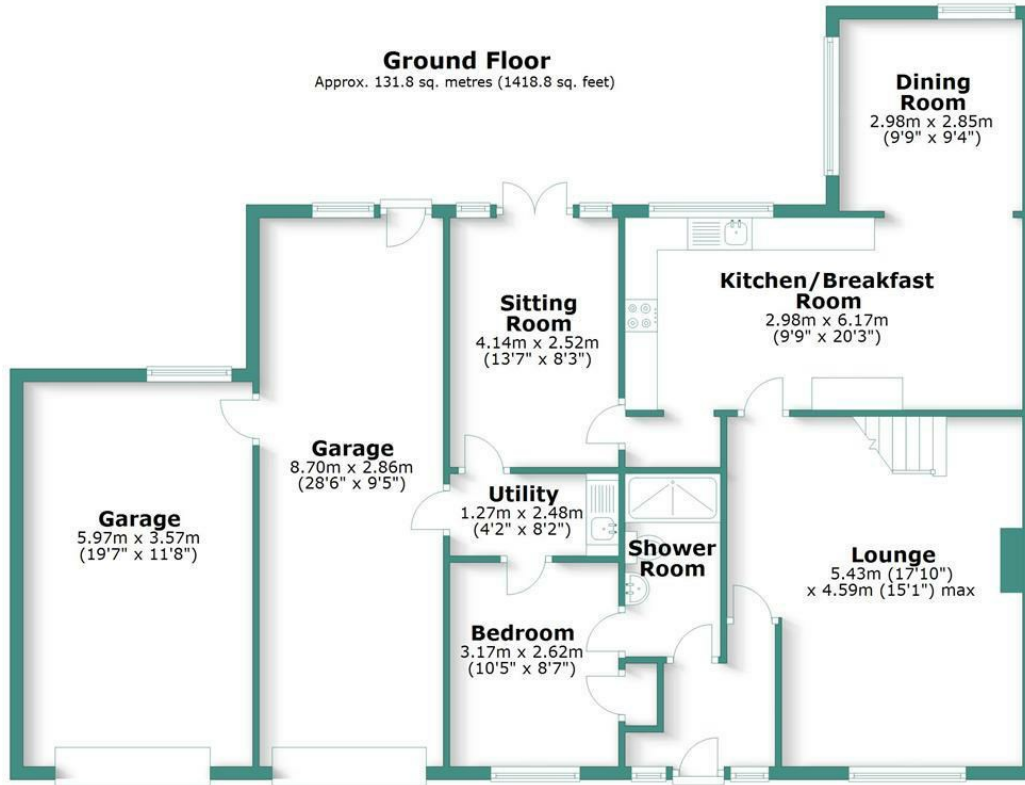
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
	62	80
England & Wales		EU Directive 2002/91/EC



Total area: approx. 176.2 sq. metres (1896.3 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.
Plan produced using PlanUp.

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.