



**Estate Agents
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6 Meadow Road, Newport, TF10 7TG
Offers In The Region Of £229,000

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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.

In more detail:-

Recessed Porch

Double glazed front door into...

Entrance Hall

With radiator and door into...

Lounge

13'11" x 11'11" (4.25 x 3.65)

Having decorative fireplace surround and inset coal effect gas fire. Double glazed front aspect window and radiator.

Dining Kitchen

17'9" x 9'0" (5.42 x 2.75)

With a range of wooden fronted cabinets comprising base and wall mounted cupboards and drawers, having contrasting work surfaces. Includes inset stainless steel sink and drainer unit. Built-in oven and grill with 4 ring gas hob above and extractor cooker hood. Integral fridge and washing machine. Ceramic tiled floor. Radiator and rear aspect double glazed window. A glazed door opens to an internal lobby and courtesy door leading to the rear garden.

Guest Cloakroom

With a close coupled WC. Wash hand basin having base cupboard below. Central heating boiler. Gas radiator.

Staircase from the Hall rises to the first floor landing having side aspect window and access hatch with fitted loft ladder to a most useful loft room.

Loft Room

15'5" x 10'2" (4.70 x 3.10)

Having 'Velux' roof window and eaves storage.

Bedroom 1

12'0" x 10'7" (3.67 x 3.23)

Having a built-in shelved airing cupboard. Radiator and front aspect double glazed window.

Bedroom 2

11'1" x 9'0" (3.40 x 2.75)

With rear aspect double glazed window. Radiator.

Bedroom 3

8'2" x 6'11" (2.50 x 2.13)

Having radiator and double glazed window.

Refitted Bathroom

Being fully tiled comprising a modern white suite of panelled bath with electric shower unit over, and modesty screen. Wash hand basin and cupboard below with additional wall cupboard above. Close coupled WC. Radiator and extractor fan.

Outside

The property is approached over a tarmac surfaced driveway and low maintenance front gardens offering ample off-road parking. The driveway extends the length of the property to the side providing a shared vehicular access with the neighbouring house, leading to the rear garden having double width gates, and onto a detached sectional garage/store (5.90m x 3.0m).

The sunny aspect rear garden is well landscaped, laid to shaped lawns and a full width patio area having security lighting, etc.

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 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 but there is a shared access driveway.

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: From the Newport High Street, drive to the mini roundabout and turn onto Stafford Street. At the traffic lights turn right into Audley Road, at the junction bear left onto Meadow Road and the property can 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.

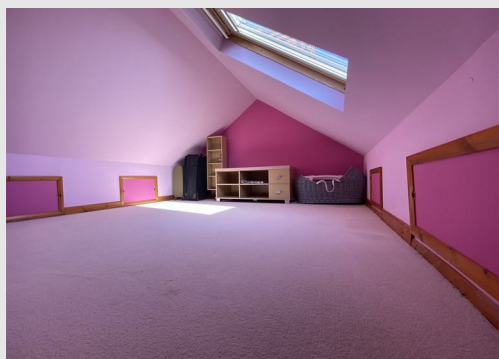
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

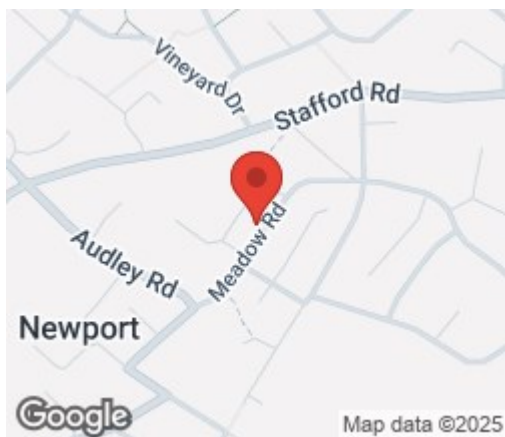
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

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.

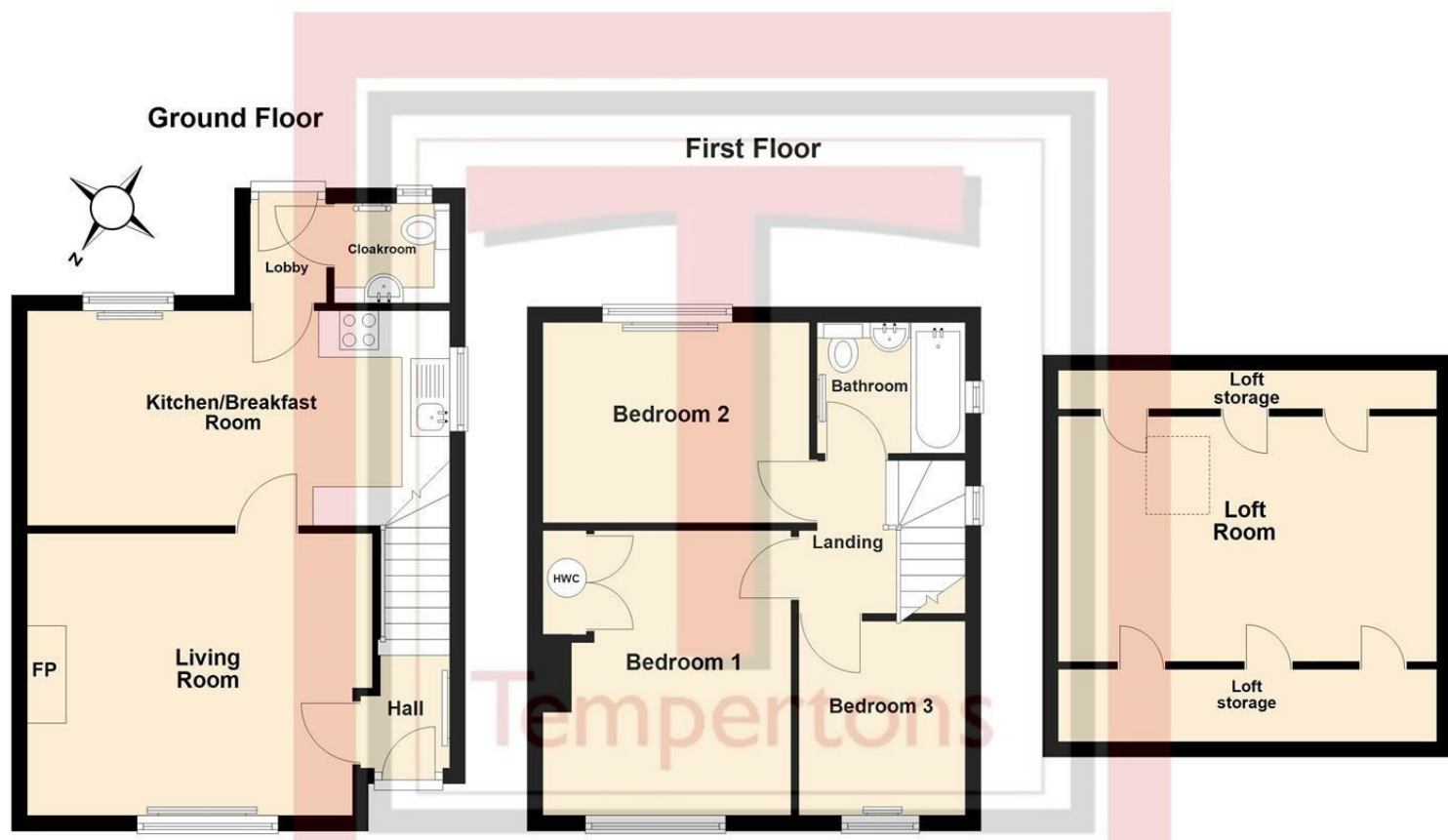
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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. 92.9 sq. metres (999.6 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.

6 Meadow 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.