



# Estate Agents Letting Agents Surveyors & Valuers

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**4 Princess Gardens, Newport, TF10 7ET**

**Offers In The Region Of £425,000**



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## Offers In The Region Of £425,000



### Available with No Upward Chain

Princess Gardens is a short cul-de-sac of select detached houses situated in mature surroundings. The home is a traditional brick and tile built detached house offering good sized and flexible accommodation with no upward chain.

No. 4 is located in a well favoured residential area of the market town of Newport 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.

The property in more detail:-

PVC coated panelled front door and side screen under a tiled recessed Porch into:

### HALLWAY

with electric panelled radiator and useful understairs storage cupboard.

### LOUNGE

17'2" x 12'4" (5.25m x 3.77m)

having decorative brick feature fireplace and hearth incorporating log effect electric fire. Electric panelled radiator and double glazed picture window with front aspect.

### DINING ROOM

12'5" x 12'4" (max) (3.81m x 3.77m (max))

with double glazed patio doors opening to the rear garden. Electric panelled radiator.

### MODERN BREAKFAST KITCHEN

13'7" (max) x 11'0" (4.15m (max) x 3.36m)

having a range of modern cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces and complimentary wall tiling. Includes inset composite sink and drainer with mixer tap, corner carousel base cupboard and wide deep drawers with soft closures. Built-in oven and grill having ceramic 4 ring separate hob above and chimney style extractor hood. Integrated fridge and space for dishwasher. Low-height breakfast bar. Double glazed rear aspect window and tiled floor leading to an inner lobby.

### GUEST CLOAKROOM/WC

being fully tiled with wall mounted wash hand basin and low-level flush WC. Double glazed window.

### STUDY/BEDROOM

17'2" (max) x 7'4" (5.25m (max) x 2.26m)

with front aspect double glazed window. Built-in shelved cupboard. Electric panelled radiator.

The inner lobby leads to:

### UTILITY ROOM

14'3" x 8'11" (4.35m x 2.74m)

being to the rear of the garage having both internal access to the garage and externally to the garden. Having tiled floor. Belfast style sink and plumbing provision for washing machine and drier.

Stairs rise from the Hallway to a first floor Landing having side aspect double glazed window and electric panelled radiator. Access hatch to loft space being partially boarded. Built-in shelved Airing Cupboard.

### BEDROOM 1

12'2" x 13'11" (3.71m x 4.26m)

having two double glazed front aspect windows. Built-in double wardrobe. Electric panelled radiator.

### ENSUITE SHOWER ROOM

fully tiled having shaped single shower cubicle with electric shower unit and modesty screen. Close coupled WC. Wall mounted wash hand basin and electric heated towel radiator. Double glazed sized aspect window.

### BEDROOM 2

12'2" x 11'11" (3.71m x 3.64m)

with full width built-in wardrobes,. Electric panelled radiator. Double glazed rear aspect window.

### BEDROOM 3

11'7" x 7'4" (3.54m x 2.26m)

having front aspect double glazed window. Electric panelled radiator. Built-in double width wardrobe.

### BEDROOM 4

9'3" x 7'4" (max) (2.84m x 2.26m (max))

with electric panelled radiator and rear aspect double glazed window.

### BATHROOM

having a complete coloured suite comprising panelled bath with overhead shower attachment. Pedestal wash hand basin. Low-level flush WC. Electric heated towel radiator and double glazed window.

### OUTSIDE

The property is approached over a wide tarmac surfaced driveway offering ample off-road parking for several vehicles being well screened by mature shrubs, etc, leading to an integral GARAGE (5.17m x 2.74m) with central glazed sky light. The fully enclosed rear garden is not directly overlooked bounded by an attractive brick wall laid chiefly to pavings having well stocked borders with a variety of shrubs, plants, perennials, etc. A small piece of land on the opposite side of the street to the property is included in the sale.

### Additional Information

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

EPC RATING: D (56)

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, 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. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels). Solar panels are owned outright and are sold with the house.

**RIGHTS AND RESTRICTIONS:** The vendors confirm that there are no 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 planned developments or permissions that may have an impact on the property.

**COAL FIELDS/MINING:** The vendors have confirmed that the property has not been affected by any mining related issues.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

**DIRECTIONS:** Proceed southwards from Newport High Street into Upper Bar and then onto Station Road, after approximately 100m turn left onto Queens Drive and immediately right into Princess Gardens, the property can be found on the left 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		
	56	79
England & Wales		EU Directive 2002/91/EC

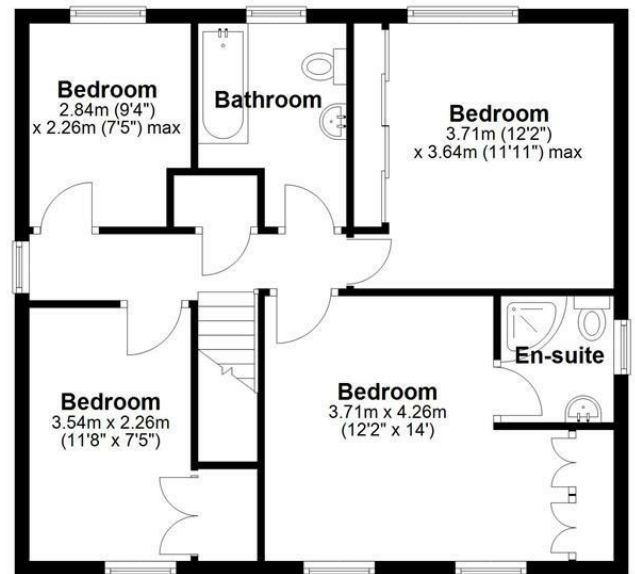
### Ground Floor

Approx. 99.0 sq. metres (1065.9 sq. feet)



### First Floor

Approx. 61.5 sq. metres (662.5 sq. feet)



Total area: approx. 160.6 sq. metres (1728.4 sq. feet)

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.