



**Estate Agents
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21 Barnmeadow Road, Newport, TF10 7NR
Offers In The Region Of £249,950

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****NO UPWARD CHAIN****

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.

The gas centrally heated and double glazed accommodation is set out in further detail below;

Front door into...

Porch

Tiled floor and further door to...

Entrance Hall

Radiator. Door to...

Kitchen

10'4" max x 8'7" (3.17 max x 2.63)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Integrated oven with ceramic hob above and extractor over. Shelved cupboard. Rear aspect window and radiator.

Lounge / Dining Room

23'11" x 8'11" (7.30 x 2.72)

A full-depth room having a front bay window and rear sliding doors to the garden. Fireplace with surround and hearth incorporating a gas fire. Two radiators.

Garage

41'11" x 9'9" (12.79 x 2.98)

Accessed via an up and over door to the front, a great sized garage having power and light. Side courtesy door to rear garden and rear aspect window.

Ground Floor Shower Room

Shower cubicle with mains fed shower head. Pedestal wash basin, low-level flush WC and bidet. Side aspect window and wall mounted electric heater.

Staircase from the Entrance Hall rises to the first floor Landing, having a side aspect window, hatch to loft and cupboard housing the Worcester combination boiler.

Main Bedroom

12'5" x 11'2" (3.79 x 3.41)

Having a front aspect window and radiator.

Second Bedroom

10'5" x 9'0" (3.18 x 2.75)

Having a rear aspect window and radiator. Built-in cupboard with overhead storage.

Third Bedroom

7'0" x 6'5" (2.15 x 1.97)

Having a front aspect window and radiator.

Bathroom

Panelled bath and pedestal wash basin. Rear aspect window.

WC

Having low-level flush WC

Outside

The low-maintenance front provides ample off-road parking on a block paved drive. The landscaped rear garden, split into two sections is set to a large full-width patio area and separate lawn. Garden shed, greenhouse and outside tap.

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.

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: Proceed from Newport High Street into Stafford Street. Continue over the traffic lights into Stafford Road. Proceed along this road, taking the right hand turn into Broadway. At the crossroads, take the left hand turn into Meadow Road and continue along this road for a short distance, where it will become Barnmeadow Road and the property can be found on your 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.

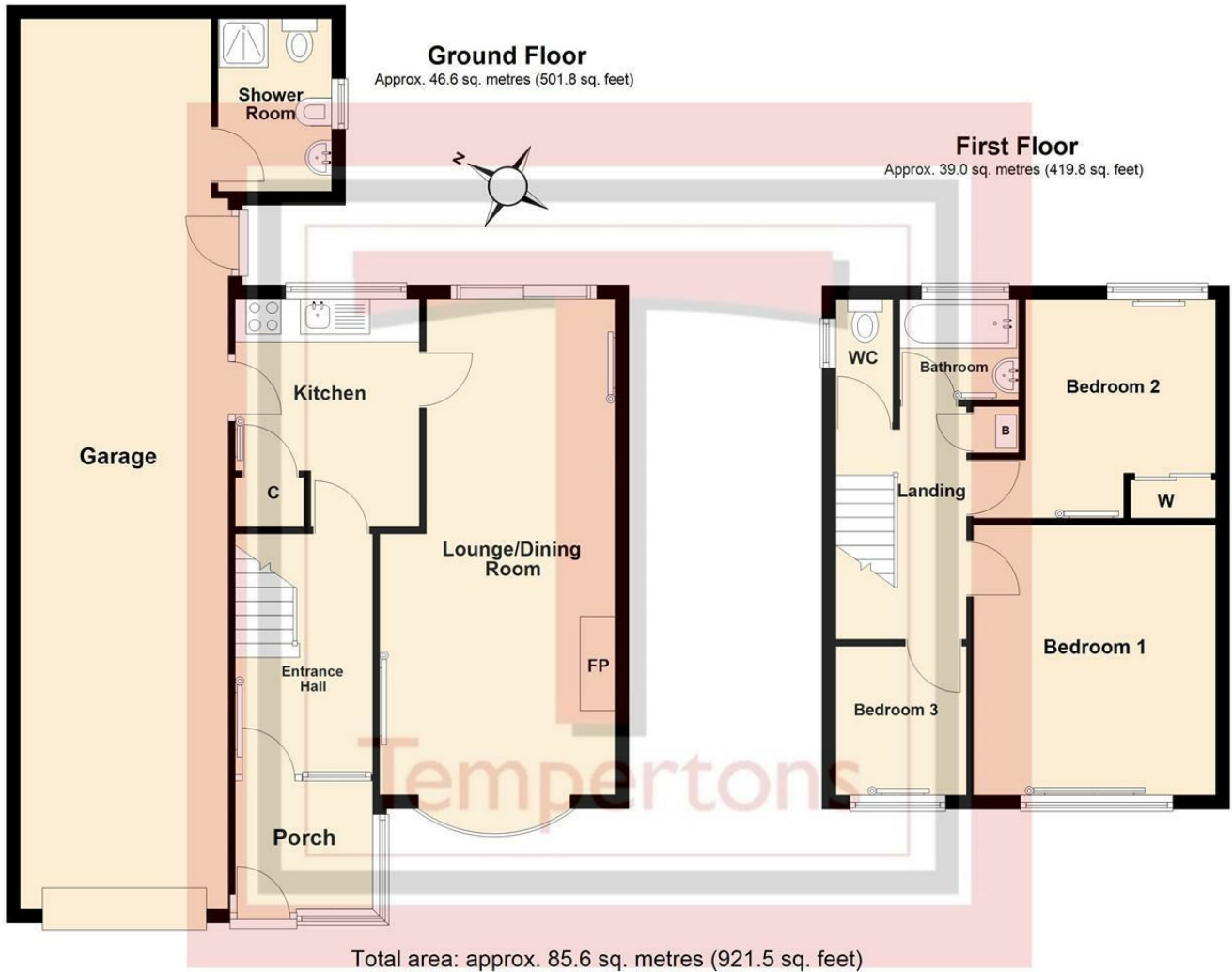
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		84
(81-91) B		
(69-80) C	66	
(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 



This floor 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 taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

21 Barnmeadow 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.