



**Estate Agents
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7 Alton Grove, Newport, TF10 7UF
Offers In The Region Of £270,000

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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.

No. 7 Alton Grove is a pleasantly positioned detached three bedroomed house situated on an end plot within a favoured cul-de-sac, close to the town centre of Newport.

Approached over a driveway shared with two other houses, the property benefits from a block paved driveway/parking area, carport and detached single garage.

The gas centrally heated and double glazed accommodation is set out in more detail as follows:-

uPVC panelled and double glazed entrance door to

Entrance Hall

with radiator.

Lounge

14'1" x 11'9" (4.31 x 3.60)

having uPVC framed double glazed bay window to the front. Feature brick fire place surround with quarry tiled hearth and inset gas fire. Radiator.

Breakfast Kitchen

10'2" x 14'9" (3.11 x 4.50)

having a good range of oak style fronted base and wall mounted cupboards comprising stainless steel single basin and single drainer sink unit with cupboard below. Worksurface extending to the side with recess beneath suitable to accommodate slimline dishwasher and washing machine. Further two corner cupboards and a single cupboard all with matching roll-edge worktop to finish. Space for tumble dryer. Wall tiling above worksurface areas. Space for gas/electric cooker with filter extractor hood above. Matching wall cabinets. uPVC framed double glazed windows with outlook to rear garden. Ceramic tile floor extending to breakfast area.

Breakfast area with radiator and external door to carport. Also uPVC framed double glazed patio door to rear garden. Off is an understairs cupboard.

From the entrance hall stairs to

Landing

with uPVC framed double glazed side window. Access to loft.

Bedroom One

8'6" x 12'8" (max) (2.61 x 3.87 (max))

with mirror fronted double wardrobe. Two uPVC framed double glazed windows with outlook to the front. Radiator. Over stairs airing cupboard with lagged hot water cylinder.

Bedroom Two

9'10" x 6'10" (3.00 x 2.10)

uPVC framed double glazed window with outlook to rear garden and small green area of public open space beyond. Radiator.

Bedroom Three

6'9" x 7'9" (2.06 x 2.38)

uPVC framed double glazed window with outlook to rear garden and small green area of public open space beyond. Radiator.

Bathroom

fully tiled walls and a suite comprising panelled bath, pedestal wash hand basin and low level flush W.C. Radiator. uPVC framed patterned double glazed window. Electric shower over bath.

Outside

Block paved driveway/parking area for at least two cars leads to a carport and a detached single garage. Garage (5.80m x 2.64m) with up and over door to the front, power and lighting. The well maintained rear garden is not overlooked from the back and is neatly set out to areas of paving and lawn. Outside light and cold water tap. Garden shed.

Additional Information

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

EPC RATING: D (64)

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 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 Vendor is 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 vendor is not aware of any planning permissions or developments that would affect the property.

COAL FIELDS/MINING: The vendor is 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

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 ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

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.

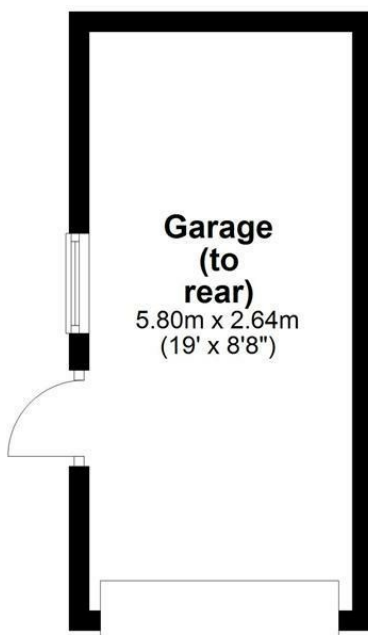
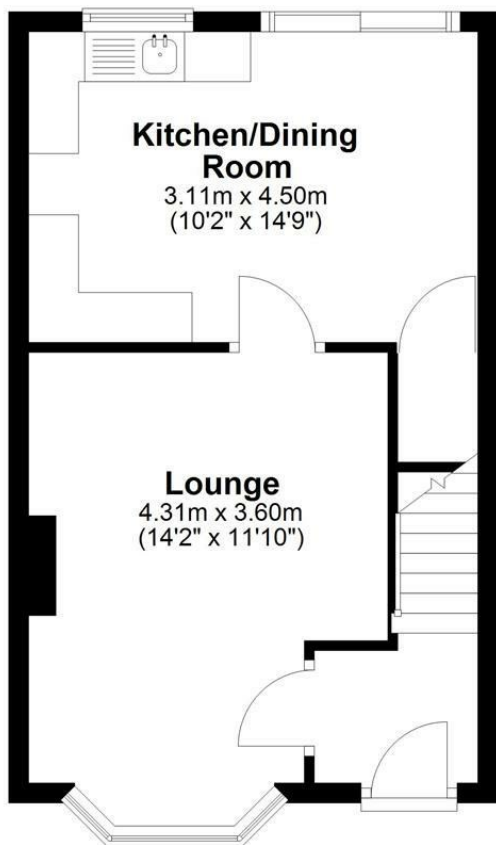




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	73
England & Wales		EU Directive 2002/91/EC

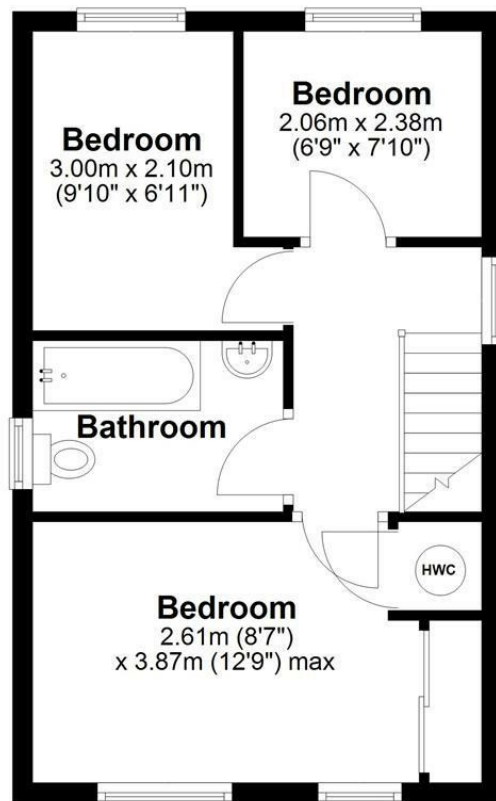
Ground Floor

Approx. 49.4 sq. metres (531.6 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



Total area: approx. 83.4 sq. metres (898.1 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.