



**Estate Agents  
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**78 Greenacres Way, Newport, TF10 7PJ**

**Offers In The Region Of £250,000**

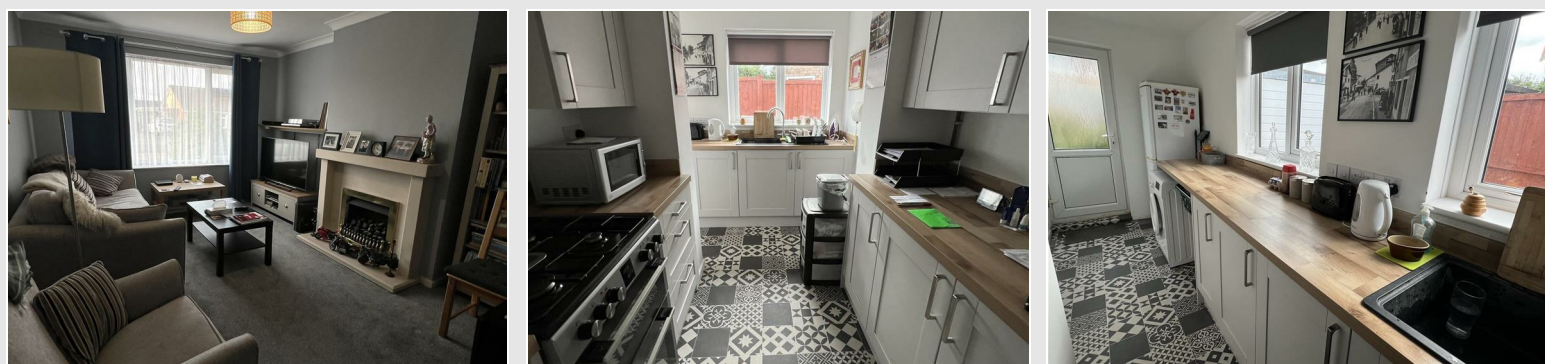
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# 78 Greenacres Way, Newport, TF10 7PJ

## Offers In The Region Of £250,000



The property is located in an established residential area of Newport, about a third of a mile from the town centre. Most local amenities are available within a one mile radius including High Street shops, supermarket, bank and building society. Primary and Secondary schools are also available within the town as are Doctors surgeries and Dental practices.

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

A full glazed panelled door into...

### Entrance Hall

Radiator and laminate flooring. Hatch to partially boarded loft with light.

### Lounge

16'4" x 11'1" (5.0 x 3.38)

A well proportioned room having a feature fire surround and composite hearth with decorative coal effect fire. Front aspect double glazed window and radiator.

### 'L' Shaped Kitchen

11'1" x 15'7" x 7'3" (3.39 x 4.77 x 2.23)

Having base and wall mounted units comprising shaker style cupboards and drawers with wood effect work surfaces above. composite inset sink with drainer. Space for a free standing cooker and fridge-freezer. Plumbing provision for washing machine and dryer. Two rear aspect double glazed windows and radiator.

### Bedroom One

11'3" x 11'1" (3.43 x 3.38)

Having a rear aspect double glazed window and radiator.

### Bedroom Two

8'7" x 8'3" (2.64 x 2.54)

Having a rear aspect double glazed window and radiator.

### Bedroom Three / Office

9'0" x 8'2" (2.76 x 2.50)

Having a front aspect double glazed window and radiator.

### Bathroom

Being partially tiled, comprising a bath with mains fed shower head above. Low-level flush WC and pedestal wash basin. Rear aspect double glazed window and radiator.

### Outside

The property is approached off the cul-de-sac over a full length paved driveway offering ample off-road parking. The front garden is laid chiefly to ornamental gravel and paving for low maintenance. Double gates lead to the GARAGE (4.13 X 2.40) and an enclosed rear garden laid to lawns and patio area. 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 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 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 vendor is not aware of any.

**RIGHTS AND RESTRICTIONS:** The vendor is not aware of any.

**FLOODING ISSUES:** The property has not flooded in the last 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendor is not aware of any.

**COAL FIELDS/MINING:** The vendor is not aware of any.

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

**DIRECTIONS:** From the High Street, proceed past the church into Lower Bar. At the roundabout with the petrol station, take the first left hand turning into Salters Lane. Continue along this road, passing the fire station on your right and the convenience store, take the next right hand turning into Broomfield Road, follow this road along and

take the second left into Greenacres Way, then next left where 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.

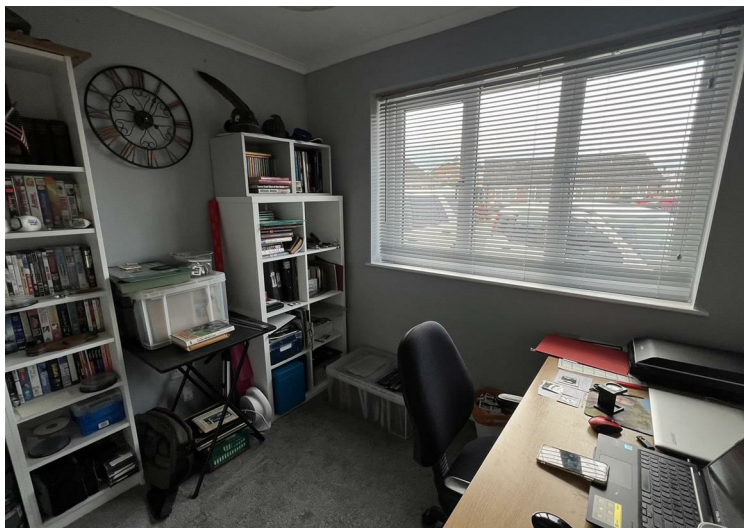
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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 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 Guild365 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.

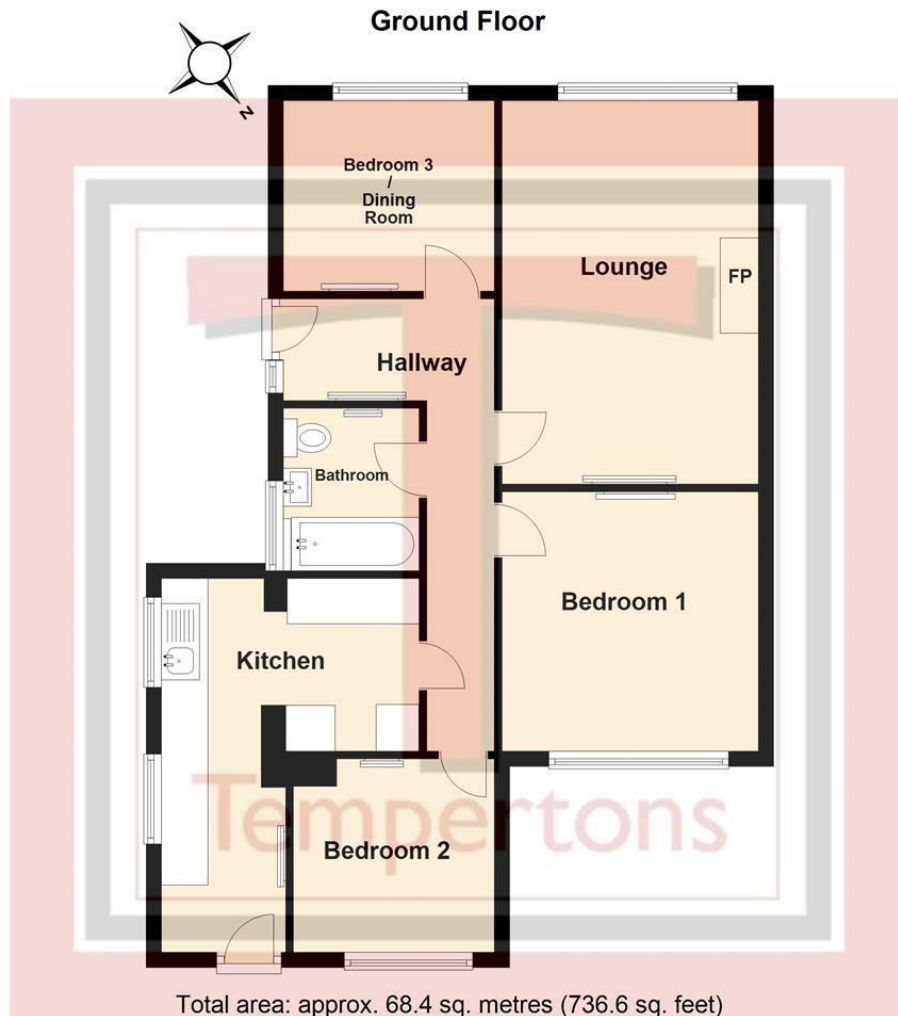
PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.







| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>84</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>62</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |



This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

**78 Greenacres Way, 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.