

Total area: approx. 102.0 sq. metres (1098.4 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, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.



VIEWING: By the Agents' Newport Office on 01952 812519

DIRECTIONS: From the High Street, proceed out of Newport, past the Church into Lower Bar. At the mini roundabout, take the first left into Salters Lane. After approximately 1/2 mile, Farm Grove is the third turning on the right hand side. The cul-de-sac loops around to the left, where the property can be found after some distance, on the left hand side, at the end of the cul-de-sac.

AGENTS NOTES:

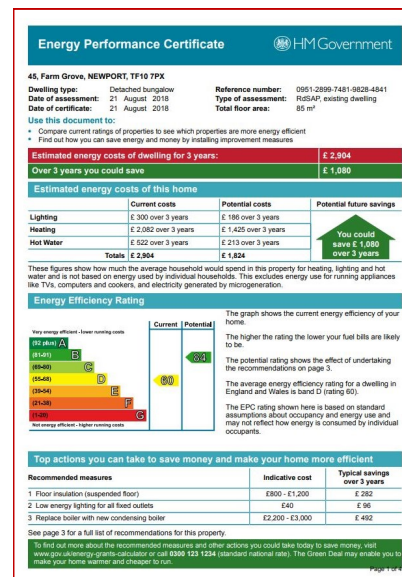
1. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office and we will try to check the information for you.

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. If you wish to ask a specific question about this property, please speak to the sales advisor, who has inspected the property.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

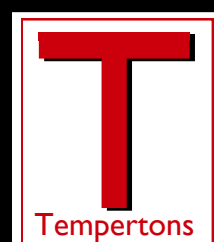
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent (included in brackets and correct to within 3 inches) is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be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

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



23-25 High Street, Newport

Tel: 01952 812519



www.tempertons.co.uk

Estate Agents • Surveyors • Valuers

NEWPORT

01952
812519

45 FARM GROVE NEWPORT, SHROPSHIRE, TF10 7PX



AVAILABLE WITH NO UPWARD CHAIN

- GOOD SIZED TWO BEDROOMED DETACHED BUNGALOW IN A POPULAR RESIDENTIAL AREA
- LOUNGE AND SEPARATE DINING TOOM
- UPVC DOUBLE GLAZED CONSERVATORY
- GARAGE AND ENCLOSED REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE
- GENEROUS SECOND BEDROOM
- END OF CUL-DE-SAC LOCATION

£225,000 region

REF. 5100



Newport
23-25 High Street
01952 812519

Telford Town Centre
Suite 1, Blount House, Hall Court, Telford
01952 201700

Number 45 Farm Grove is a pleasantly situated bungalow, situated at the end of a cul-de-sac, on the outskirts of the market town of Newport. The property is conveniently located just a short distance from local shops and about ½ mile from the High Street. The generously proportioned accommodation comprises a master bedroom with en-suite shower room, good sized second bedroom, bathroom, lounge and separate dining room with modern conservatory, fitted kitchen, utility room and an integral garage. There is plenty of off road parking as well as a mature, well maintained fully enclosed rear garden.

The market town of Newport has a range of independent and chain shops, two supermarkets (including a Waitrose), plenty of car parking and a wide range of amenities and leisure facilities, as well as excellent local schools. The larger towns of Telford (10 miles distant), Stafford (16 miles) and Shrewsbury (20 miles) are all accessible by bus from Newport town centre, with their mainline train stations and larger selection of amenities.

The bungalow offers spacious, well-appointed accommodation of convenient design, having majority replaced uPVC double glazed windows and gas central heating, in more detail comprising:

Glazed panelled door with matching side window opens into

PORCH further glazed panelled door then opens into

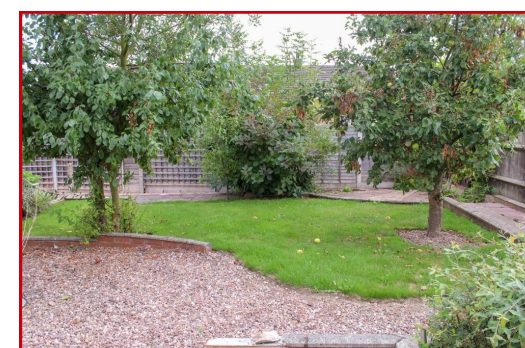
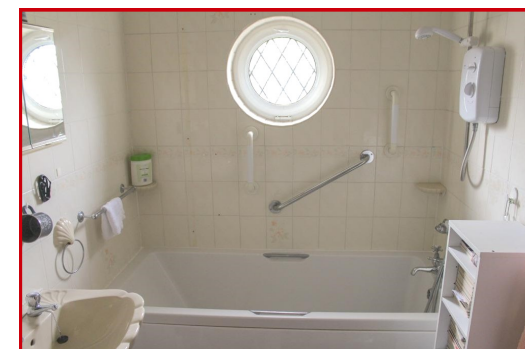
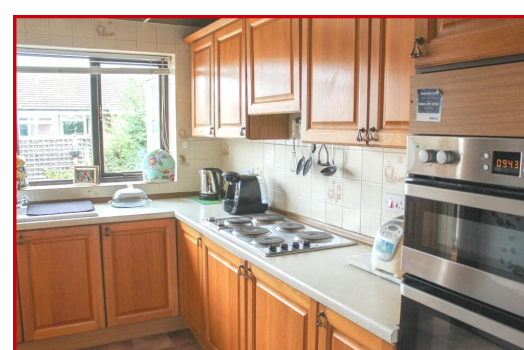
HALL: having access hatch to partially boarded loft space with fitted loft ladder. Built-in shelved linen cupboard housing the hot water cylinder. Coved finish to ceiling and panelled radiator.

WELL PROPORTIONED LOUNGE: 5.29m min x 3.29m (17'4" x 10'9") having feature 'York stone' fireplace surround with wooden mantel, housing the gas fire. Two bow windows, overlooking the front garden. Coved finish to ceiling, ceiling fan and panelled radiator. Glazed double doors open into

DINING ROOM: 3.33m x 3.19m (10'11" x 10'5") with coved finish to the ceiling, ceiling fan, panelled radiator and sliding patio doors opening into

CONSERVATORY: 2.80m x 2.35m (9'2" x 7'8") being of a modern construction, with uPVC double glazed units on dwarf brick walls, ceramic tiled floor, and French style doors opening to the garden. Fitted vertical blinds and ceiling fan.

BREAKFAST KITCHEN: 3.33m x 3.02m (10'11" x 9'10") being fully tiled and fitted with a range of wooden fronted cabinets comprising base and wall mounted cupboards and drawers, having contrasting work surfaces over. Includes inset ceramic sink and drainer unit. Built-in mid level double oven and grill. Inset four ring with adjacent additional two ring solid plate hobs having extractor cooker hood above. Space for upright fridge freezer. Small breakfast bar area with panelled radiator below. Rear aspect picture window, and vinyl flooring.



UTILITY ROOM: 2.27m x 1.88m (7'6" x 6'2") being fully tiled and fitted with matching units to the kitchen, with contrasting work surfaces. Space and plumbing provision for washing machine and tumble drier. Panelled radiator, vinyl flooring. Extractor fan. Rear aspect window and external door opening to the garden. Courtesy door opening into the garage.

MASTER BEDROOM: 3.33m (to front of wardrobes) x 3.32m (10'11" x 10'10") with fitted full height wardrobes spanning one complete wall, having smoked mirror doors, hanging rail and shelves. Rear aspect picture window. Coved finish to ceiling. Panelled radiator.

EN-SUITE SHOWER ROOM: 2.64m x 1.29m (8'7" x 4'2") being fully tiled with a coloured suite including corner shower cubicle with NewTeam electric shower unit. WC with low level flush and pedestal wash hand basin. Panelled radiator. High level patterned glazed rear window. Coved finish to ceiling. Shaver point.

BEDROOM TWO: 2.37m x 3.29m (to front of wardrobes) (10'9" x 7'9") with fitted full height wardrobes as per the master bedroom. Front aspect bow window. Coved finish to ceiling. Panelled radiator.

BATHROOM: 2.33m x 1.71m (7'7" x 5'7") being fully tiled, with a complete suite comprising white panelled bath having Triton electric shower over, Champagne coloured WC with low level flush and pedestal wash hand basin. Attractive, front aspect, high level porthole window. Panelled radiator and coved ceiling. Vinyl flooring.

OUTSIDE: A wide sweeping tarmacadamed driveway provides 'in and out' access, circling the raised shaped lawn. The driveway provides parking space for several cars and leads to the **INTEGRAL GARAGE:** 4.78m x 2.31m (15'8" x 7'7") having metal up and over door, power and light. Access hatch to loft space.

A side gate and slabbed pathway leads to a mature, fully fenced **REAR GARDEN** which features several attractive slabbed patio areas interspersed with ornamental gravelled areas. A neatly maintained shaped lawn showcases specimen apple and plum trees, complemented by borders of mature shrubs and perennials. Two timber sheds and useful polytunnel.

COUNCIL TAX BAND: We are advised that the property is in Band D, Telford and Wrekin Council

TENURE: We understand that the property is freehold and vacant possession will be given upon completion.

SERVICES: We are advised that mains water, electricity, gas and drainage are connected

EPC RATING: D (60)