



20 Wenlock Drive, Newport.

Offers in the Region of **£254,000**

This traditional, three Bedroom, detached family home is ideally located within a quiet cul-de-sac in a popular area of Newport, close to local schools, shops and amenities. Having been well maintained and benefitting from a good-sized plot, it offers the perfect opportunity for the next owner(s) to really put their own stamp on it!

Briefly comprising Entrance Hallway, Lounge, Kitchen, Dining room, 3 Bedrooms, Family Bathroom (with Separate W.C.), externally is a driveway providing ample parking, together with a Detached Garage and front garden. To the rear is an enclosed garden with lawned and paved areas.

NO UPWARD CHAIN! EPC rating E. Council Tax Band C.

20 Wenlock Drive Newport Shropshire

Property entered via

door to the side into entrance hallway which provides access to downstairs rooms and stairs to first floor.

Kitchen 7' 7" x 8' 7" (2.31m x 2.61m)

Lounge 11' 2" x 18' 5" (3.40m x 5.61m)

Dining room 11' 4" x 10' 3" (3.45m x 3.12m)

Stairs rising to

the first floor landing giving access to the Bedrooms and Family Bathroom & W.C..

Bedroom 1 14' 3" x 8' 0" (4.34m x 2.44m)

Bedroom 2 11' 7" x 7' 8" (3.53m x 2.34m)

Bedroom 3 8' 4" x 6' 2" (2.54m x 1.88m)

Separate W.C. 5' 6" x 2' 6" (1.68m x 0.76m)

Family Bathroom 5' 9" x 5' 4" (1.75m x 1.62m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front of the property is driveway leading to the Detached Garage with a lawned front garden with well stocked borders to the perimeter.

Side gate leading to the rear garden being mainly laid to lawn with mature planting. Paved patio area closest to the property.

Detached Garage

With up and over door to the front. Electric power and light.



TOTAL FLOOR AREA: 865 sq. ft. (80.2 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY



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