



## 12 Centenary Way, Newport.

Offers in the Region of **£332,995.**

This 4 Bedroom detached home was originally built by Persimmon Homes and benefits from approximately 8 years' NHBC guarantee. It is a stunning, contemporary home which is ideally located for Newport's highly regarded schools, amenities and transport links.

Offering a large, sociable Breakfast Kitchen, there is also a separate Dining Room which could double up as a Playroom or Study. Briefly comprising Entrance Hallway, Lounge, Dining Room, Breakfast Kitchen, Utility room, Downstairs W.C., 4 Bedrooms, Master (with En-suite) and Family Bathroom, externally there is a driveway leading up to the Garage, with an enclosed garden to rear.

NO UPWARD CHAIN! uPVC D.G. and Gas C.H. throughout.

EPC rating B Council Tax Band D.

01952 813625

[www.barkerhealey.co.uk](http://www.barkerhealey.co.uk)

# 12 Centenary Way Newport Shropshire

Property entered via front door into

## Entrance Hallway

Providing access to downstairs rooms and stairs to first floor.

Lounge 13' 4" x 10' 7" (4.06m x 3.22m)

Dining Room 10' 7" x 9' 9" (3.22m x 2.97m)

Breakfast Kitchen 20' 3" x 9' 4" (6.17m x 2.84m)

Utility room 6' 1" x 5' 2" (1.85m x 1.57m)

Downstairs W.C. 5' 3" x 2' 9" (1.60m x 0.84m)

## Stairs rising to

the first floor landing which leads to all Bedrooms and Family Bathroom.

Master Bedroom 11' 3" x 10' 9" (3.43m x 3.27m)

Ensuite 6' 1" x 3' 6" (1.85m x 1.07m)

Bedroom 2 11' 7" x 8' 5" (3.53m x 2.56m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Bedroom 3 9' 8" x 9' 2" (2.94m x 2.79m)

Bedroom 4 7' 5" x 8' 3" (2.26m x 2.51m)

Family Bathroom 8' 2" x 6' 5" (2.49m x 1.95m)

## Externally

To the front of the property is a small front garden with pedestrian pathway leading to the front door. Driveway with parking for two vehicles which leads to the Garage.

Side gate providing access into the rear garden. The garden is mainly laid to lawn with a paved patio nearest to the house.

## Garage



TOTAL FLOOR AREA: 1150 sq ft. (106.8 sq m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measured floor measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the date.  
Drawn with AutoCAD 2012

# Barker Healey

PROPERTY



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**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.  
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.