



13 Wenlock Drive, Newport.

Offers in the region of **£265,000**

Tucked away in a quiet cul-de-sac, whilst still being just a stone's throw from all of Newport's schools and amenities, this mature, 4 Bedroom, detached family home offers well balanced accommodation with such perks as a Conservatory, Master En-suite, Detached Garage and Downstairs W.C.

Briefly comprising Entrance Porch, 18ft Lounge, Kitchen, Dining Room, Conservatory, Downstairs W.C., 4 double Bedrooms and Bathroom, there is ample driveway parking and gardens to the front and rear. Being perfect for anyone wishing to carry out cosmetic modernisation works, the property benefits from a modern Vaillant C.H. gas boiler and Hive heating control. uPVC D.G. throughout. EPC Rating TBC. Council tax band D.

13 Wenlock Drive Newport Shropshire

Property entered via

partially glazed door to the side into

Entrance Porch 4' 1" x 3' 0" (1.24m x 0.91m)

Fully obscure glazed door into entrance hallway which provides access to downstairs rooms and stairs to first floor.

Downstairs W.C. 5' 0" x 2' 0" (1.52m x 0.61m)

Lounge 18' 1" x 11' 1" (5.51m x 3.38m)

Kitchen 10' 0" x 9' 0" (3.05m x 2.74m) (max)

Dining Room 10' 2" x 7' 1" (3.10m x 2.16m)

Conservatory 14' 10" x 9' 11" (4.52m x 3.02m)

Upstairs to

first floor landing which provides access to all Bedrooms and Bathroom.

Master Bedroom 10' 10" x 10' 0" (3.30m x 3.05m) (max inc. wardrobes)

Master En-suite 4' 9" x 2' 1" (1.45m x 0.63m)

Bedroom 2 12' 0" x 9' 1" (3.65m x 2.77m) (max)

Bedroom 3 10' 1" x 7' 11" (3.07m x 2.41m)

Bedroom 4 9' 0" x 8' 1" (2.74m x 2.46m)

Bathroom 6' 1" x 5' 1" (1.85m x 1.55m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Outside

To the front is a tandem tarmac driveway which leads to a covered carport area and Detached Garage. uPVC pedestrian door which provides access to the rear garden. To the side of the driveway is a large front garden which is mostly gravelled. The enclosed rear garden is mostly gravelled with a paved patio closest to the house and ornamental stepping stones leading up the garden to an additional paved seating area. Borders to the perimeter. Outside tap & two lights.

Detached Garage 17' 0" x 8' 6" (5.18m x 2.59m)

Currently split into two sections being used as a Utility area to the front and an Office space to the rear. Plumbing for washing machine and vent for tumble dryer. Electric lighting and power sockets. uPVC window to the rear. Wall mounted Vaillant gas C.H. boiler.



TOTAL FLOOR AREA: 1144 sq ft (106.3 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given in relation to their condition or performance.
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PROPERTY



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