



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

Offers In The Region Of £250,000

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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 (62)

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.

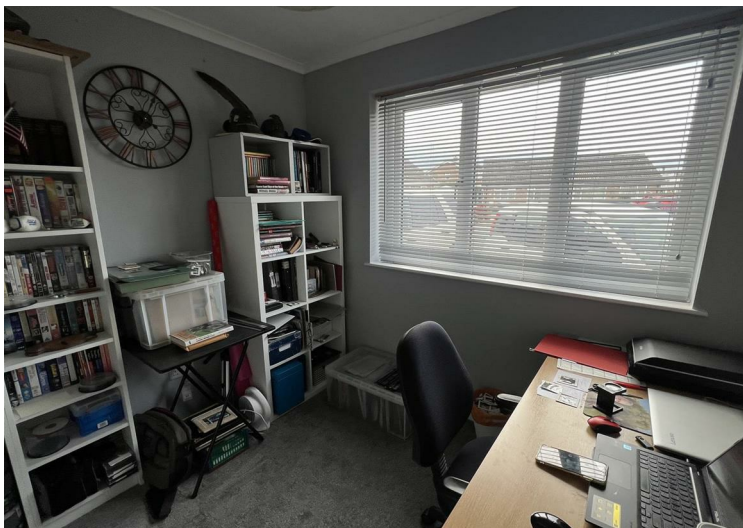
FLOODING ISSUES: The property has not flooded in the last 5 years.

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

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

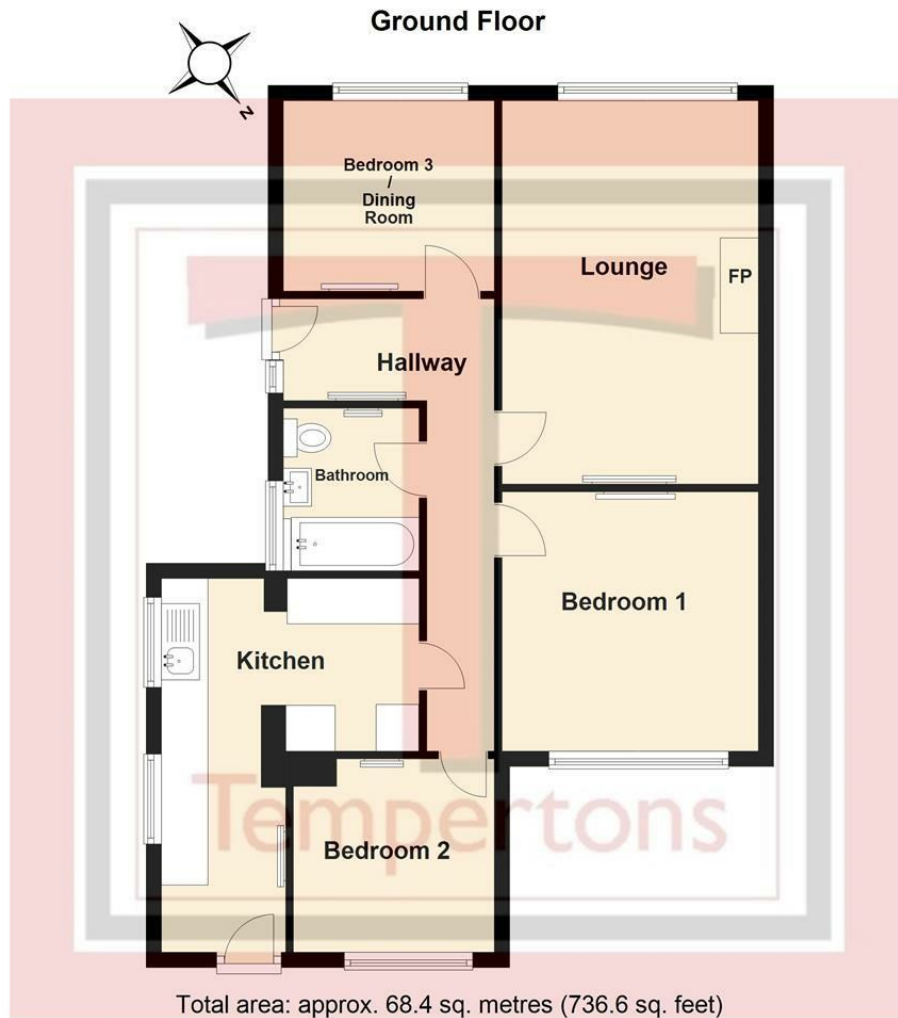
VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

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.





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