



**15a Chetwynd End,
Shropshire,
TF10 7JJ**

OIRO £125,000



A beautifully presented ground floor apartment within a Grade II Listed Victorian building on Chetwynd End.

Recently redecorated and newly carpeted, this charming one bedroom apartment boasts high ceilings and elegant sash windows, enhancing its period character.

The accommodation includes a spacious lounge featuring a fireplace, and a modern cream high gloss kitchen diner. An inner hallway with built in shelving leads to a stylish bathroom, which offers a double walk in shower with chrome fittings and a glazed screen. The bedroom is generously sized and well appointed.

The property benefits from a formal entrance at the front, opening into a communal hallway. To the rear, there is a private courtyard garden with a brick built shed and additional storage space. An allocated parking space is also included.

Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

KITCHEN DINER

12'10" x 10'9" max (3.93 x 3.30 max)

A range of cream high gloss wall and base units complemented by wood effect worktops and tiled splashbacks. The kitchen features a stainless steel sink with drainer and mixer tap, an integrated Beko electric oven, a gas hob, and a stainless steel extractor hood. There is a recessed space for a washing machine and ample room for a fridge freezer. Finished with vinyl flooring and an extractor fan.

The adjoining dining area includes built in storage cupboards, one of which houses the boiler, with additional overhead storage for convenience.



LOUNGE

12'10" x 14'1" max (3.93 x 4.31 max)

Featuring a decorative fireplace with a mounted gas fire, complemented by traditional sash window shutters and a front entrance door.



INNER HALLWAY

9'0" x 6'4" (2.76 x 1.94)

A generously sized inner hallway offering practical built-in shelving for additional storage



BEDROOM

13'0" x 12'5" max (3.97 x 3.80 max)

Overlooking the courtyard garden.



COURTYARD GARDEN

The courtyard garden has a planted gravelled border with mature plants and shrubs with a brick built secure shed and sheltered outhouse, also there is a washing line.



BATHROOM

6'5" x 7'6" (1.97 x 2.31)

Featuring a double walk-in shower with chrome fittings and splashback tiling, a glazed shower door, a vanity wash basin, and a low-level WC with tiled splashback above.



OUTSIDE

The front has a communal entrance and a private front door, with an allocated car parking space.



AGENTS' NOTES:

EPC RATING: D - a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band A (currently £1,438.69 for the year 2025/2026).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

MOBILE SIGNAL/COVERAGE INSIDE: EE Variable, O2 None, Three Limited, Vodafone Limited

MOBILE SIGNAL/COVERAGE OUTSIDE: EE Good, o2 Variable, Three Good, Vodafone Good

PARKING: Allocated

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

Lease Term Remaining - 103 years

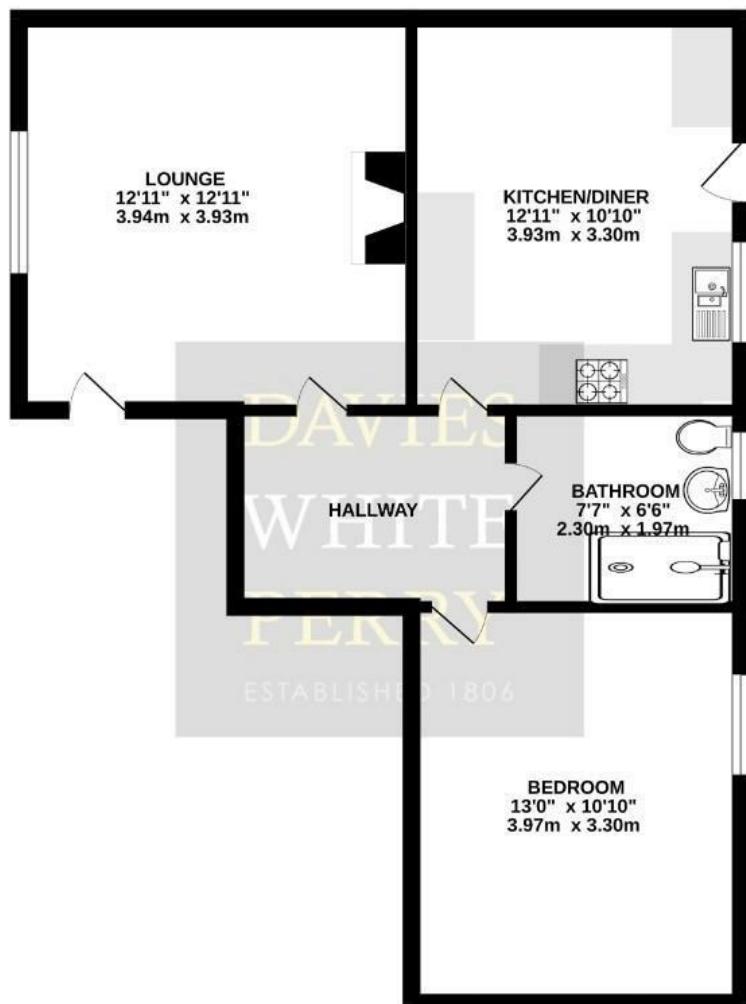
Service Charge - £53.62 per month.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in the Newport High Street head north and continue onto Upper Bar, continue onto Chetwynd End, the ground floor apartment is on the left hand side and can be identified with a for sale board.

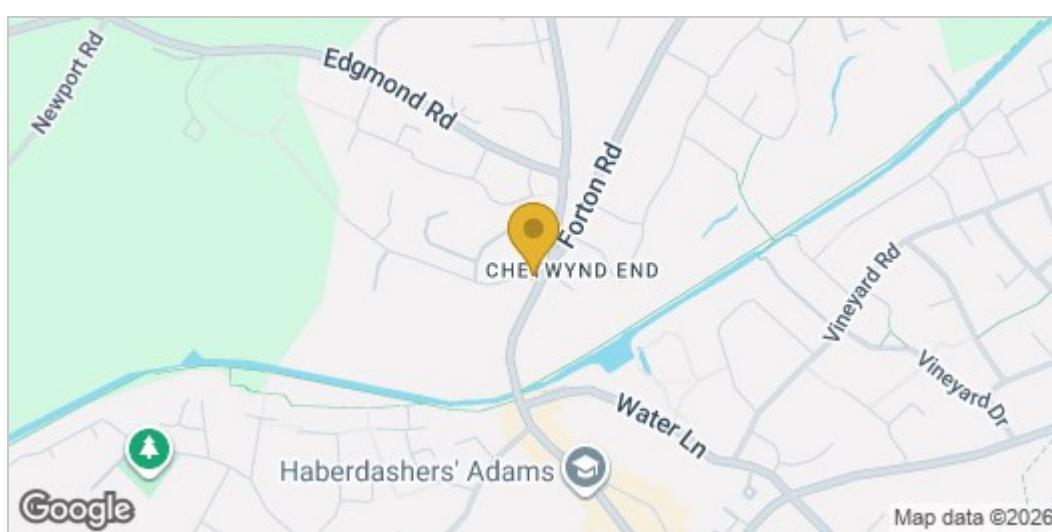
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 548 sq.ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for identification purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.