



**7 Broadbent Court,
Newport,
TF10 7FE**

OIRO £225,000

A well presented two-bedroom semi-detached home offered for sale with no upward chain. Early viewing is highly recommended.

The ground floor accommodation comprises an entrance hallway, cloakroom, spacious lounge with stairs rising to the first floor, and a kitchen/diner fitted with an integrated electric oven, grill and gas hob, together with a useful utility area.

To the first floor are two double bedrooms, including a master bedroom with fitted double wardrobes and an en-suite shower room. Bedroom two is also a double room, and the family bathroom benefits from a Velux window.

Externally, the property enjoys a low-maintenance courtyard garden enclosed by a boundary wall. There is an allocated parking space, with additional visitor parking available within the development.

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).

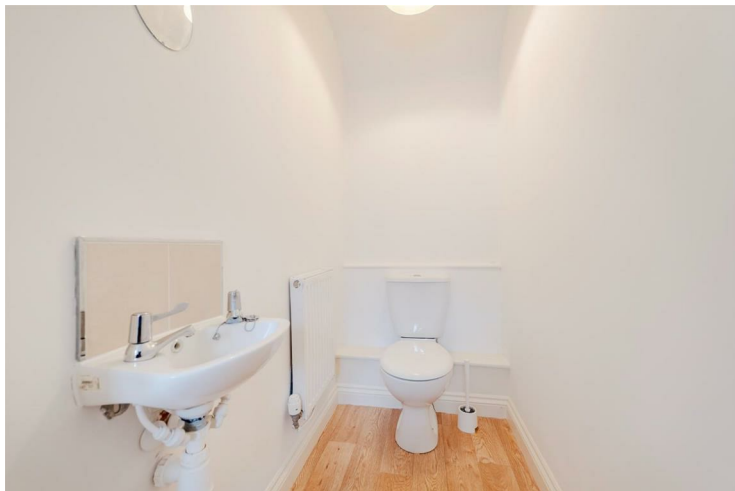
ENTRANCE HALLWAY

15'3" x 3'6" (4.67 x 1.07)

CLOAKROOM

6'6" x 3'4" (2.00 x 1.03)

A pedestal wash basin, low level W.C and an extractor fan with wooden effect laminate flooring.



LOUNGE

15'10" x 11'5" (4.83 x 3.49)

A spacious lounge with stairs leading to the first floor.



KITCHEN DINER

15'8" x 8'7" (4.80 x 2.63)

A range of cream base and wall units, with worktops over and tiling above. An integrated electric oven, gas hob and extractor fan. a recess space for a fridge and space for a freezer, laminate flooring and inset chrome spotlights.



UTILITY AREA

A door in the kitchen leads to a convenient utility area with plumbing for a washing machine and space for a tumble dryer above.

FIRST FLOOR

The landing has a Velux window.

MASTER BEDROOM

12'7" x 12'1" (3.85 x 3.69)

A good size double bedroom with built in wardrobes.



ENSUITE

7'11" x 14'11" (2.42 x 4.55)

The ensuite is fitted with a single shower cubicle featuring chrome fixtures and tiled splashbacks, together with a pedestal wash hand basin and a low-level WC. Additional features include wood-effect laminate flooring and an extractor fan.



BEDROOM TWO

11'10" x 9'5" (3.61 x 2.88)

A second double bedroom and the loft hatch.



BATHROOM

6'7" x 8'6" (2.02 x 2.61)

The bathroom is fitted with a panelled bath with tiled surrounds, a pedestal wash hand basin, and a low-level WC. Additional features include wood-effect laminate flooring, a Velux roof window providing natural light, and an extractor fan.



COURTYARD GARDEN

To the rear is a low-maintenance courtyard garden laid to patio and enclosed by brick boundary walls. A gated access leads directly to the allocated parking space.



OUTSIDE

The front of the property is attractively presented with a paved pathway leading to the entrance, complemented by gravelled borders.

AGENTS' NOTES:

EPC RATING: C - 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 B (currently £1,758.19 for the year 2026/2027).

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 1800mbps

Mobile Signal/Coverage Indoors: EE Good, O2 Limited, Three Limited, Vodafone Variable

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Allocated Car Parking Space.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

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

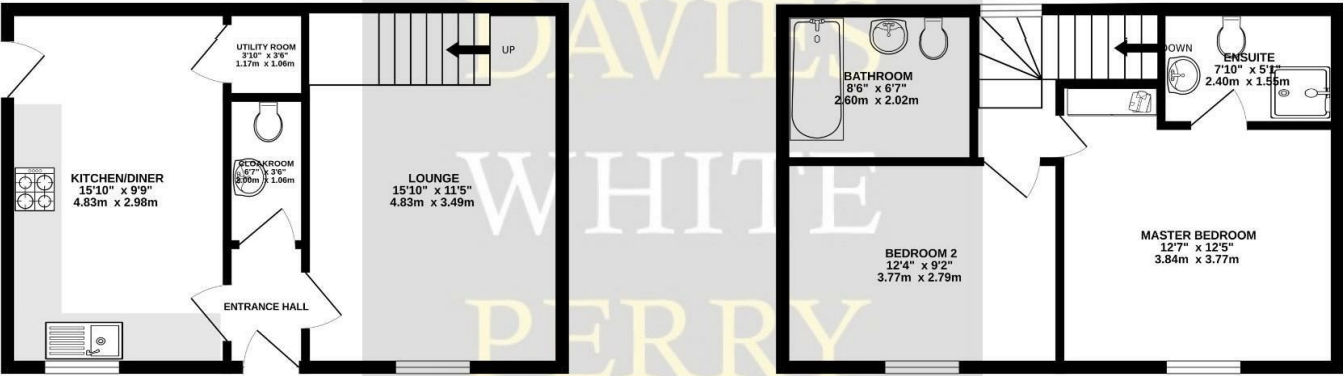
METHOD OF SALE: For Sale by Private Treaty.

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, turn left onto New Street, then turn left onto Beaumaris Road, turn left onto Broadbent Court the property is on the left hand side and can be identified with a For Sale board.

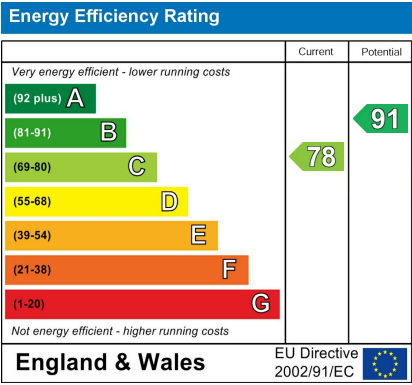
GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 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 illustrative 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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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.