



**Estate Agents
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**2 Ashley Court, Newport, TF10 7GE
Offers In The Region Of £320,000**

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Newport is a thriving market town, with a selection of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of Stafford, Telford and Shrewsbury with their wider range of amenities and mainline train stations. The A41, about a mile away, provides direct access to the M54 and Wolverhampton.

Available with No Upward Chain

No. 2 Ashley Court is a well presented four bedroomed detached house, with garage and driveway parking, within easy walking distance of Newport High Street and schools.

The property in more detail:-

Edwardian style front entrance door.

Entrance/Through Hall

having radiator and understairs cupboard.

Cloakroom/W.C.

low level flush W.C. and corner wash hand basin. Radiator. uPVC framed patterned double glazed window.

Lounge

16'5" (max) x 10'8" (5.02 (max) x 3.27)

double doors from entrance/through hall. Box bay window to the front with uPVC framed double glazed units and radiator. Opening to

Dining Room

10'11" x 9'3" (3.33 x 2.82)

uPVC framed double glazed French door to rear garden. Radiator.

Kitchen

14'4" x 10'5" (max) (4.39 x 3.18 (max))

having an extensive range of fitted base and wall mounted cupboards with the former finished with attractive roll edge worktops. Comprising 1 1/2 bowl stainless steel sink unit with integrated dishwasher beneath. Also built-in washing machine and recess for fridge/freezer. Integrated electric double oven/grill with 4 ring gas hob above and filter extractor hood over. uPVC framed double glazed window with private outlook to rear garden. External side door to pathway and rear garden

From the entrance/through hall, stairs to

Landing

with radiator and uPVC framed double glazed window. Built-in airing cupboard.

Bedroom One

11'3" x 10'8" (3.43 x 3.27)

a double size bedroom with radiator. uPVC framed double glazed window. Built-in double and single wardrobes.

En-suite Shower Room

panelled shower cubicle with mains feed shower. Low level flush W.C. and wash hand basin. Radiator and uPVC framed patterned double glazed window.

Bedroom Two

10'5" x 10'9" (3.19 x 3.29)

another double size room. Radiator. uPVC framed double glazed window with rear aspect.

Bedroom Three

7'2" x 9'2" (2.19 x 2.81)

a single size room with radiator. uPVC framed double glazed window with rear aspect.

Bedroom Four

6'9" x 9'1" (2.06 x 2.79)

a single sized bedroom currently used as an office/study with two full height double wardrobes. Radiator. uPVC framed double glazed window.

Family Bathroom

white suite comprising panelled bath with shower over off mixer tap. Low level flush W.C. Wash hand basin. Heated chrome tower radiator. uPVC framed patterned double glazed window.

Outside

The property includes a small open garden to the front set out to grass, ornamental stone and shrubbery. Driveway parking for at least one car leading to a detached brick and pantile single Garage having electric roller shutter door to the front, power and lighting. Courtesy door to rear garden.

The rear garden has been pleasantly landscaped to areas of slabbed patio and established lawn. Outside tap and lighting.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band D.

EPC RATING: C (78)

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. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planned developments or permissions that may impact the property.

COAL FIELDS/MINING: The vendors have confirmed that the property has not suffered from any mining related issues.

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

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

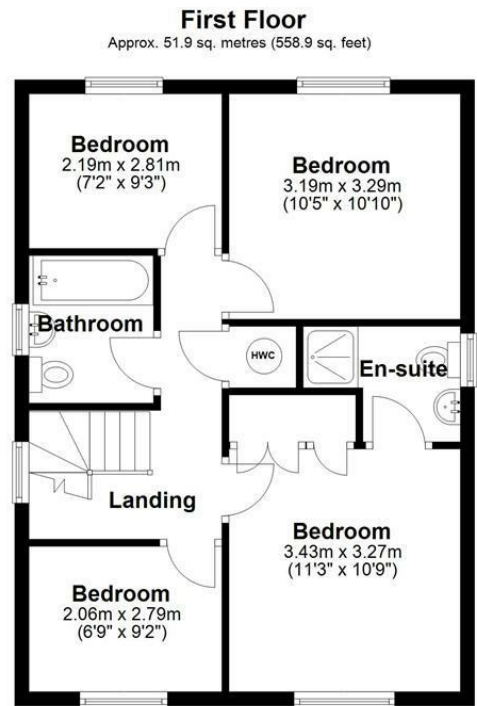
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 116.0 sq. metres (1249.0 sq. feet)

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.

