



22 Stafford Road, Newport.

Offers in the region of **£229,995**

Dating back to the early 19th century and once made up of two farm workers' cottages, this charming detached home has been modernised throughout and boasts two spacious reception rooms, two cleverly designed bedrooms with exposed beams, and an impressively large south-facing garden. Add to that off-road parking for one vehicle, ample external storage space and a convenient town centre location and it is the perfect choice for first time buyers, investors or downsizers alike!

Briefly comprising Entrance Hallway, Lounge, Sitting/Dining Room, Kitchen, 2 double Bedrooms and Shower Room, outside you will find a paved driveway and a large landscaped garden with Brick-built Outbuilding and storage shed. Being offered with No Upward Chain, it is ready to move straight into and enjoy! Gas C.H. & uPVC D.G. throughout. Council Tax Band A. EPC Rating D. NO UPWARD CHAIN!

22 Stafford Road Newport Shropshire

Property entered via composite front door into

Entrance Hallway 7' 4" x 7' 3" (2.23m x 2.21m) (max)
Providing access to downstairs rooms and stairs to first floor. Door to useful built-in cupboard.

Lounge 14' 5" x 10' 10" (4.39m x 3.30m) (max)

Sitting Room/Dining Room 14' 10" x 11' 0" (4.52m x 3.35m) (max)

Kitchen 8' 11" x 7' 5" (2.72m x 2.26m)

Upstairs to first floor landing which provides access to both Bedrooms and Shower Room. Door to storage cupboard containing gas C.H. boiler. Space for condensing tumble dryer.

Bedroom 1 12' 7" x 10' 10" (3.83m x 3.30m) (max)

Bedroom 2 15' 7" x 10' 8" (4.75m x 3.25m) (max)

Shower Room 8' 1" x 4' 5" (2.46m x 1.35m)

Externally

The property sits sideways to Stafford Road, featuring a paved driveway at the rear with parking for one vehicle and pedestrian access to a secure storage area.

10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

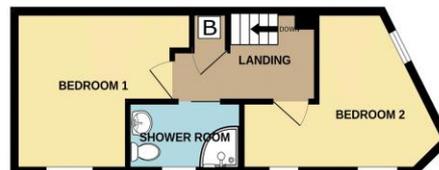
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VIEWING STRICTLY BY APPOINTMENT ONLY

At the front of the house, a single wrought iron gate opens to a paved pathway leading to the door, with gravelled sections on either side and some mature shrubs. Another wrought iron gate gives access to a large, enclosed, south-facing garden, mostly laid to lawn, featuring a charming patio area, a handy wooden shed, both gravelled and paved areas, and a variety of well-established plants and shrubs. The garden also includes electric lighting, a double power socket, and a water tap.

Brick built Outbuilding 5' 0" x 3' 0" (1.52m x 0.91m)
Adjoined to the house and formerly containing a W.C.



TOTAL FLOOR AREA: 700 sq.ft. (65.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor area measurements, the Seller, its agents and any other parties are not responsible for any errors, omissions or misstatements. The plan is for information only and does not constitute an offer of any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time of sale.
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PROPERTY



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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.