



**2 Crown Mews,
Newport,
TF10 7AA**

OIRO £205,000

A spacious two-bedroom apartment situated within a desirable development in central Newport.

Upon entering the entrance hallway provides access to stairs and the first floor accommodation, comprising of a spacious lounge, a kitchen/diner fitted with an integrated oven, grill and gas hob, and a convenient cloakroom.

A landing area leads to the second floor, where there are two double bedrooms and the family bathroom. The master bedroom benefits from built-in double wardrobes, an en-suite shower room and a further double storage cupboard. The second double bedroom features a single built-in wardrobe.

Externally, the property benefits from a useful utility/storage area, complete with plumbing for a washing machine, space for a tumble dryer and additional storage. The boiler is also housed within this area.

The property further benefits from an allocated parking space, with additional visitor parking available.

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

13'8" x 7'1" (4.18 x 2.17)
Stairs lead to the first floor.

FIRST FLOOR



LOUNGE

18'4" x 14'6" x 6'10" (5.60 x 4.44 x 2.09)
A spacious lounge with double aspect windows.



KITCHEN DINER

10'11" x 9'8" (3.33 x 2.95)

A range of shaker style base and wall units, with worktops over and tiling above. A stainless steel sink, drainer and mixer tap, an integrated oven, gas hob and extractor fan, lino flooring, recess for fridge and freezer and inset chrome spotlights.



CLOAKROOM

7'0" x 3'3" (2.15 x 1.00)

A low level W.C washbasin and lino flooring.



SECOND FLOOR

With a wooden banister, stairs lead to the second floor.

MASTER BEDROOM

15'3" x 12'7" max (4.66 x 3.85 max)

With double built in wardrobes.



BATHROOM

6'9" x 6'6" (2.06 x 2.00)

A panelled bath with a shower mixer tap, a pedestal wash basin, low level W.C and extractor fan.



ENSUITE

8'3" x 7'0" (2.54 x 2.15)

A corner shower enclosure with sliding doors, a pedestal wash basin and low level W.C. A double built in cupboard and lino flooring.



OUTSIDE UTILITY/ STORAGE

With plumbing for a washing machine, space for a tumble dryer, and the boiler located here, this area also benefits from additional storage space.

CAR PARKING

An allocated car parking space, visitors spaces are also available.



BEDROOM TWO

11'5" x 11'3" (3.50 x 3.43)

A second double bedroom with a single built in wardrobe.



AGENTS' NOTES:

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

SERVICES: We are advised that mains water, gas, electricity and drainage are available. The property is heated by a gas fired central heating system. 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.

LOCAL AUTHORITY: We are advised by the Local Authority Telford & Wrekin, 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 1000mbps

Mobile Signal/Coverage Indoors: EE Good, O2 Variable, Three Variable, 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: None in this area

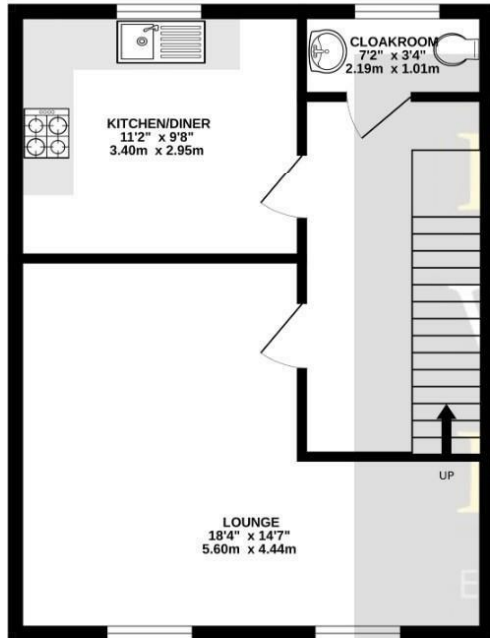
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

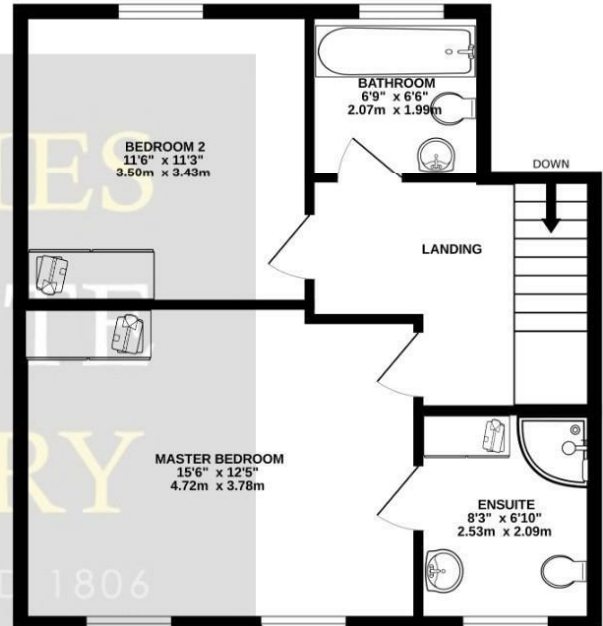
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our office in the High Street From our offices in the Newport High Street head north on the High Street go through the round about and turn left onto New Street, turn left onto Beaumaris Road, Crown Mews is on the left the apartment is next to the archway.

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

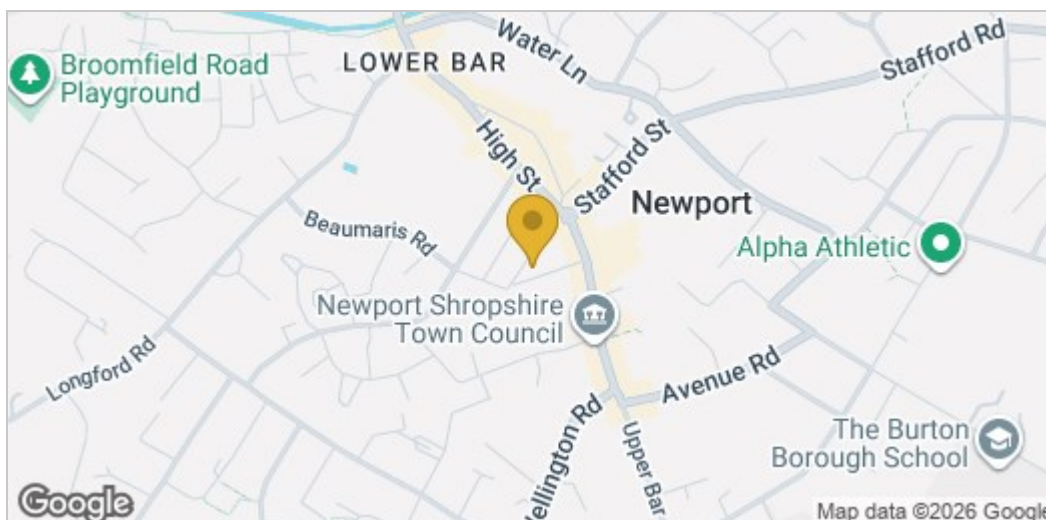


1ST FLOOR
505 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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

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.