DAVIES
WHITE
PERRY
ESTABLISHED 1806

ESTATE AGENTS
www.davieswhiteperry.co.uk

NEWPORT OFFICE
E: newport@davieswhiteperry.co.uk
T: 01952 811003

SHIFNAL OFFICE
E: shifnal@davieswhiteperry.co.uk
T: 01952 460523









4 The Larches,
Newport,
TF10 7SQ

OIRO £155,000

1 1 1 C

A charming one-bedroom mid-terraced property, ideally situated in a sought-after area of Newport, within close proximity to the town centre and its amenities. The accommodation comprises an open-plan lounge, kitchen and dining area, conservatory, spacious master bedroom and bathroom. Offered to the market with no upward chain.

The ground floor offers an entrance hallway, a spacious open plan lounge kitchen diner with an integrated electric oven and gas hob and an integrated washing machine. Also having a conservatory accessed via the kitchen with French doors opening onto the rear garden. On the first floor there is a double bedrooms, and a bathroom.

The rear garden features a paved patio area leading onto an established garden and garden shed.

To the front, there is a driveway providing off-road parking, together with a laid lawn and established shrub borders.

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
With laminate flooring.

LOUNGE
14'6" x 14'6" (4.43 x 4.42)
An open-plan lounge, kitchen and dining area, featuring a wall-mounted electric fireplace with a marble hearth and surround, alongside a useful recessed space beneath the stairs.



KITCHEN / DINER
14'6" x 6'2" (4.42 x 1.88)
A modern fitted grey kitchen comprising a range of base and wall units with complementary work surfaces and tiled splashbacks. Further features include a composite sink with drainer and mixer tap, an integrated electric oven and gas hob with extractor hood above, and an integrated Beko washing machine. Finished with wood-effect flooring and inset chrome spotlights.



CONSERVATORY
8'4" x 7'10" (2.56 x 2.39)
A half brick built with UPVC double glazing and French doors that open onto the rear garden.



FIRST FLOOR

MASTER BEDROOM
14'6" x 13'3" (4.42 x 4.06)
A double bedroom featuring fitted double wardrobes and a built-in eaves storage cupboard.



BATHROOM

A panelled bath with a shower mixer tap, with tiling above. A pedestal wash basin and low level W.C. With a Velux window.



REAR GARDEN

A well-established rear garden featuring a paved patio area, and a variety of mature plants, shrubs, and a garden shed.





OUTSIDE

The front garden features a gravelled driveway, a lawned area and a selection of mature shrubs.

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 Limited, O2 Limited, Three None, Vodafone Limited

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

PARKING: Driveway parking.

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.

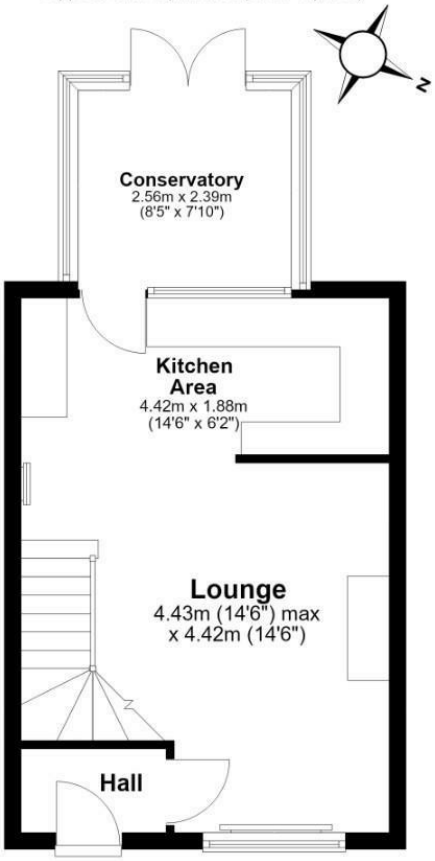
METHOD OF SALE: For Sale by Private Treaty.

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 continue onto Upper Bar. turn right onto Wellington Road, turn right onto Boughey Road, turn left onto Ford Road and then left onto The Larches, the property is on the right hand side and can be identified with a For Sale board.

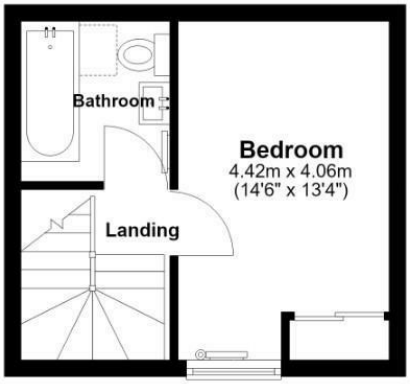
Ground Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



First Floor

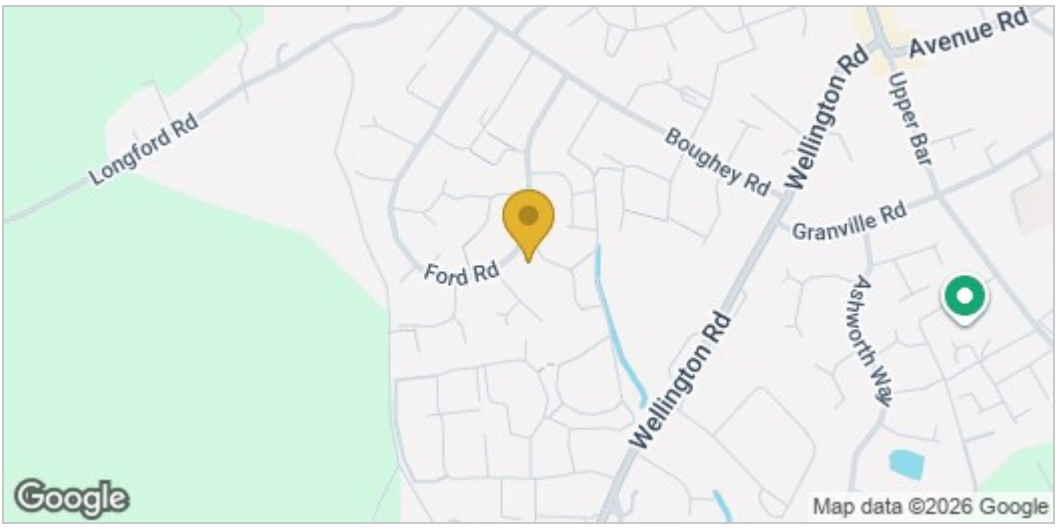
Approx. 17.9 sq. metres (193.1 sq. feet)

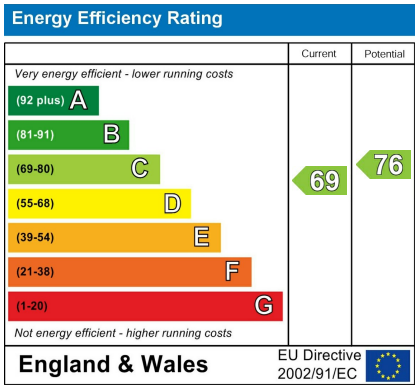


Total area: approx. 52.6 sq. metres (566.4 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions, positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.
Plan produced using PlanUp.

4 The Larches, Newport





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.