

**57 Ford Road,
Newport,
TF10 7TU**

OIRO £250,000

A well-presented three-bedroom semi-detached home with driveway parking and a garage, situated in a popular residential area of Newport.

The accommodation comprises an entrance hallway, a spacious lounge/diner, and a modern kitchen fitted with integrated appliances.

To the first floor, the landing provides access to an airing cupboard and the loft. There are two double bedrooms, a third single bedroom, a family bathroom with a shower over the bath, and a separate cloakroom.

Externally, the property benefits from driveway parking for two vehicles, a single garage, and an enclosed rear garden.

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 wooden effect laminate flooring.



LOUNGE / DINER

22'4 x 10'8 (6.81m x 3.25m)

A spacious lounge/ diner with an exterior door providing access to the rear garden.



KITCHEN

8'5 x 9'7 (2.57m x 2.92m)

A range of modern base and wall units with an integrated fridge, oven and hob with a recess and plumbing for a washing machine.



FIRST FLOOR

The landing area has an airing cupboard and loft hatch access.

MASTER BEDROOM

11'0 x 12'8 (3.35m x 3.86m)

A double bedroom.



BEDROOM TWO

8'7 x 6'6 (2.62m x 1.98m)

A second double bedroom overlooking the rear garden.



BEDROOM THREE

8'7 x 6'6 (2.62m x 1.98m)

A third single bedroom.



BATHROOM

A panelled bath with shower over and a pedestal wash basin.



OUTSIDE

A rear garden with a single garage and driveway parking.



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 C (currently £1,018.26 for the year 2025/2026).

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 Limited, O2 Limited, Three Limited, Vodafone Variable

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

PARKING: Single garage and 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.

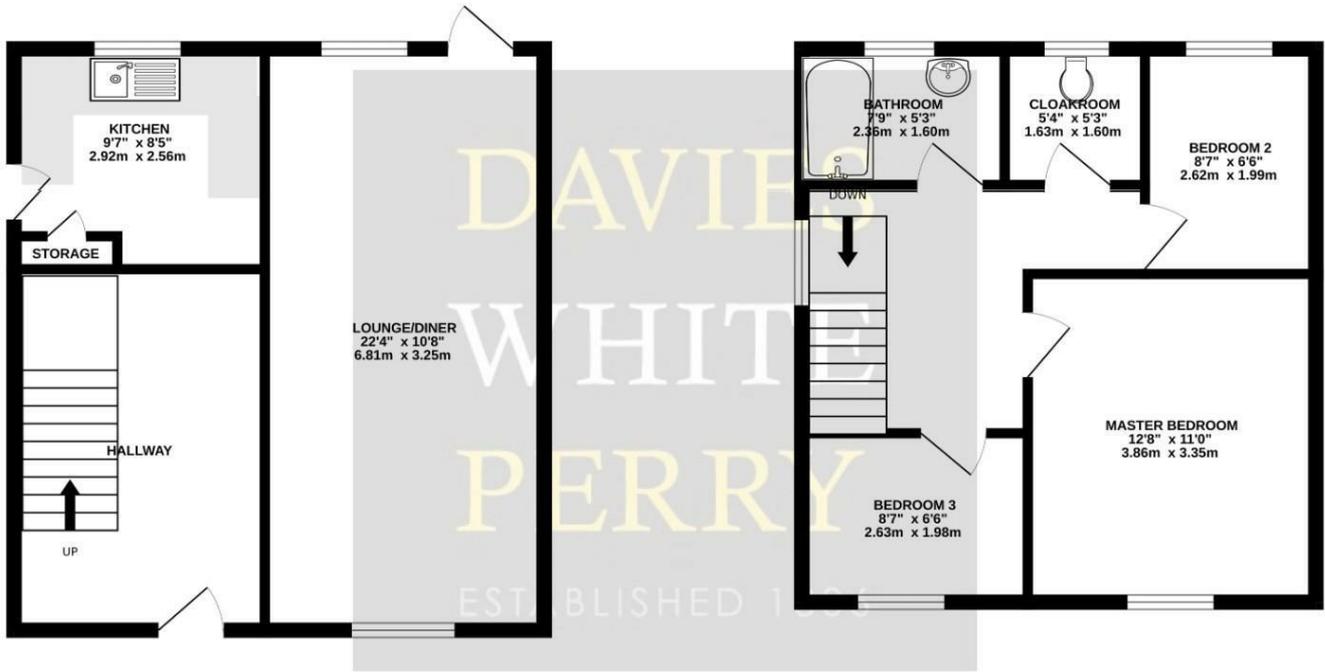
METHOD OF SALE: For Sale by Private Treaty.

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

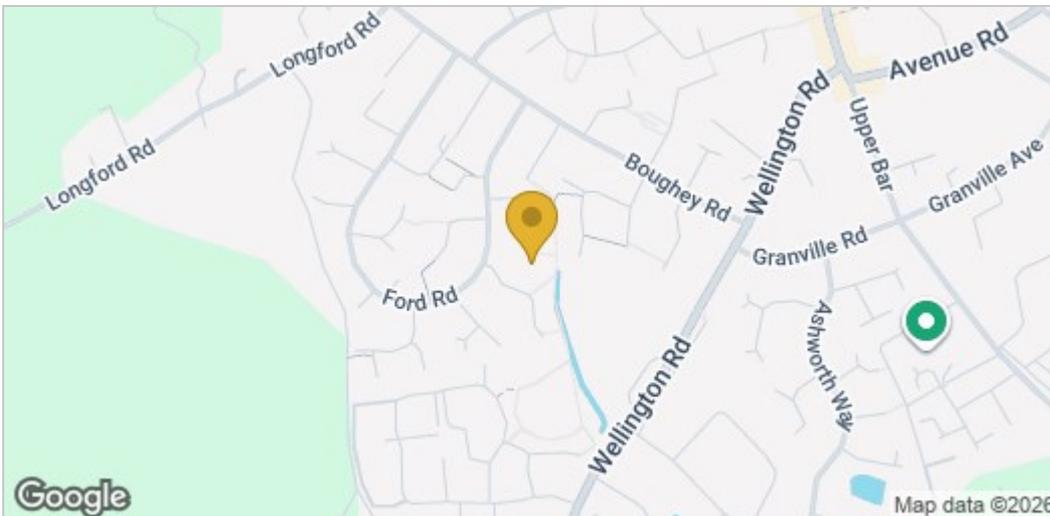
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.