



Helping *you* move



106 Centenary Way, Newport, TF10 7GU

A well presented, Modern, End of Terrace Home, located on a popular development. The property has the benefit of an upgraded Kitchen Dining Room, Lounge, Two Double Bedrooms and Bathroom together with Rear Gardens which aren't Overlooked and Two Car Parking Spaces to the front.

Offers in the Region of
£220,000

106 Centenary Way, Newport, TF10 7GU

Overview

- A Well Presented, Modern, End of Terrace Home
- Located in a Popular Development
- Two Double Bedrooms
- Upgraded Kitchen Dining Room
- Lounge
- Ground Floor W.C.
- Attractive Bathroom
- Two Car Parking Spaces
- Enclosed Rear Garden which isn't Overlooked
- Council Tax Band B
- EPC Rating – B



BRIEF DESCRIPTION

A smartly presented, modern, End of Terrace Home, situated in a nice location on this attractive development. The property has the benefit of many extras with Upgraded Kitchen and Bathroom and is not overlooked to the rear. The well planned accommodation comprises: Entrance Hall, Ground floor WC, Lounge, Kitchen Dining Room, Two first floor Double Bedrooms and an attractive Bathroom.

Externally there are 2 Car Parking Spaces to the front and an Enclosed Garden to the rear which is not Overlooked.

LOCATION

The property is just 1.6 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



Your **Local** Property Experts
01952 820 239

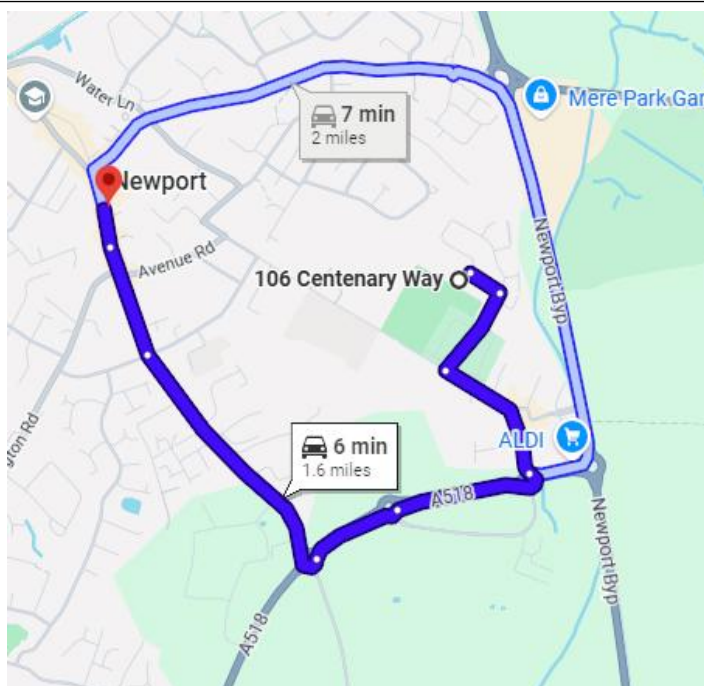


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

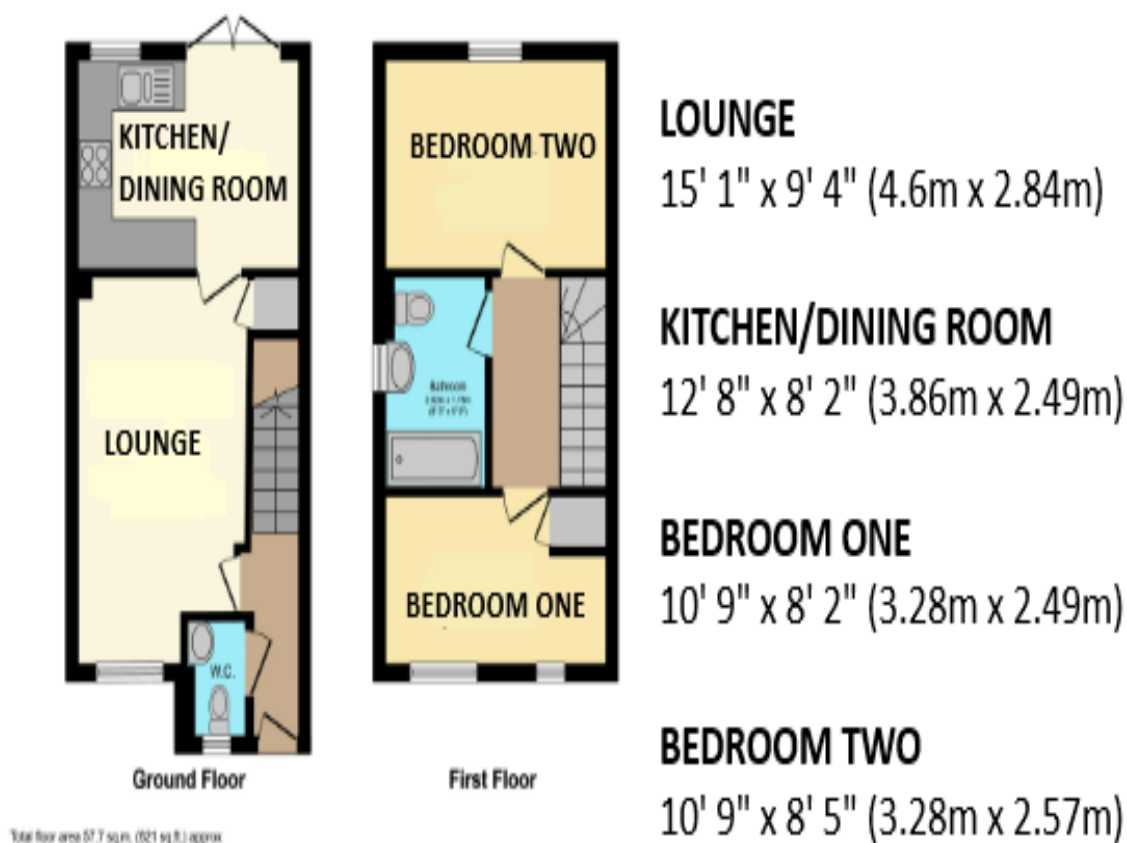
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office head south on High Street, continue onto Upper Bar, continue onto Station Road. At the roundabout, take the 1st exit onto A518. At the next roundabout, take the 1st exit onto Audley Ave, go through 1 roundabout then turn right onto Centenary Way, then turn second left and the property will be located at the bottom of the road on the left hand side.

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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



SERVICE CHARGE	We confirm there is a service charge on the property, which is currently is £176.23 per annum. This is for the upkeep of the communal areas.
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Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.