



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

OIRO £285,000

An attractive three bedroom detached house, offering driveway parking and a single detached garage.

Inside, the entrance hallway features a practical under stairs storage area with doors, leading into a spacious lounge/diner. Patio doors open into a conservatory with central heating, creating a bright and versatile living space. The kitchen is fitted with a range of integrated appliances, including an oven, fridge, freezer, and dishwasher.

Upstairs, the property comprises two generously sized double bedrooms and a third single bedroom and a bathroom.

Externally, the rear garden includes a lawn, a feature pond with rockery, and a patio area, along with a single detached garage. The front garden is laid to lawn with shrubbery borders and benefits from a driveway providing parking for multiple vehicles.

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

13'1" x 6'5" (4.00 x 1.97)

Featuring wood-effect flooring and a practical under-stairs storage area, ideal for coats and shoes.



LOUNGE / DINER

22'2" x 9'8" (6.77 x 2.97)

A generously sized lounge/diner featuring an inset gas fire with a stylish marble hearth.



CONNSERVATORY

11'7" x 7'8" (3.54 x 2.34)

Patio doors open into the conservatory, complete with central heating and overlooking the rear garden.



KITCHEN

6'6".298'6" x 8'10" max (2.91 x 2.71 max)

A wooden glazed door opens into the kitchen, fitted with a range of cream wall and base units complemented by worktops and tiled splashbacks. The kitchen includes a stainless steel sink with drainer and mixer tap, an integrated electric oven with gas hob and extractor hood above, plus a recess with plumbing for a washing machine. There is also an integrated fridge freezer and dishwasher. Inset spotlights and a tiled floor complete the space, with an external door providing access to the driveway and garden.



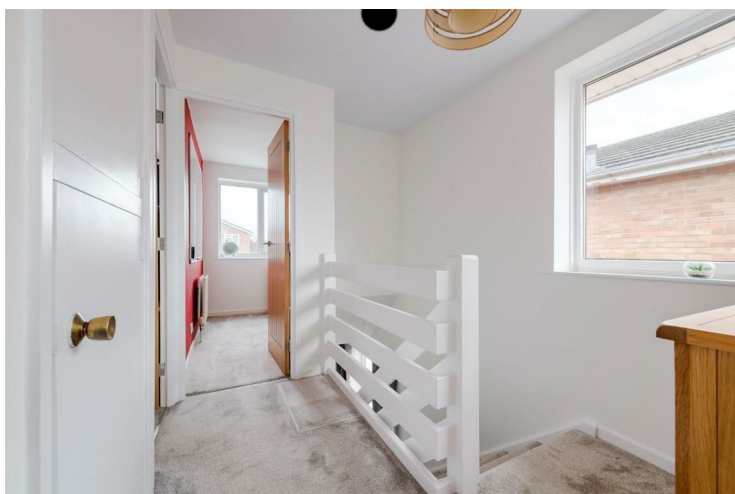
FIRST FLOOR

The landing area has an airing cupboard which houses the boiler.



BEDROOM THREE

6'6" x 8'6" (2.00 x 2.61)
A third single bedroom.



MASTER BEDROOM

12'2" x 10'7" (3.73 x 3.25)

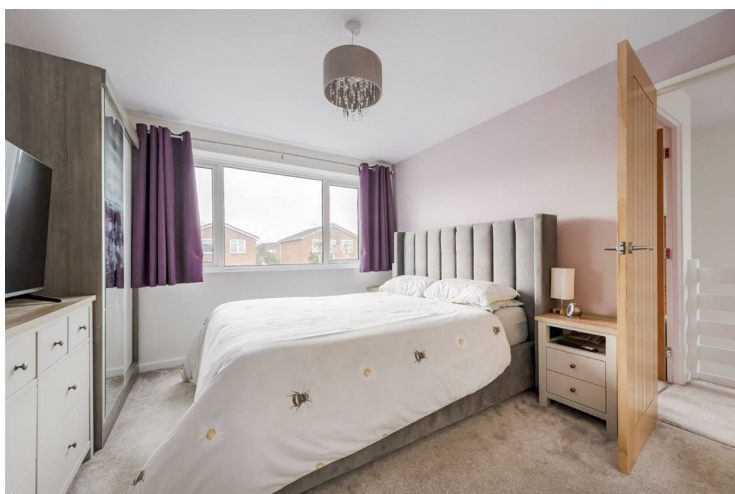
A good sized master bedroom overlooking the front of the property.



BATHROOM

7'6" x 5'5" (2.31 x 1.66)

The bathroom features a panelled bath with a Triton electric shower over, a vanity wash basin and a built-in W.C., finished with tiled walls and flooring and a chrome heated towel rail.



BEDROOM TWO

9'9" x 9'8" (2.99 x 2.97)

A second double bedroom with loft access, overlooking the rear garden.



REAR GARDEN

The garden features a laid patio area and a lawn enclosed by

wooden fencing, along with a pond and rockery. There are planted shrubs and borders, a side access door to the garage, an external garden tap, and motion sensor lighting.



SINGLE DETACHED GARAGE

With electricity and lighting.



OUTSIDE

The front garden has a laid lawn with shrubbery borders. With a tarmac driveway and gates providing car parking for several cars.

AGENTS' NOTES:

EPC RATING: D 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 £1,918.26 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 None, Vodafone Limited

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

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.

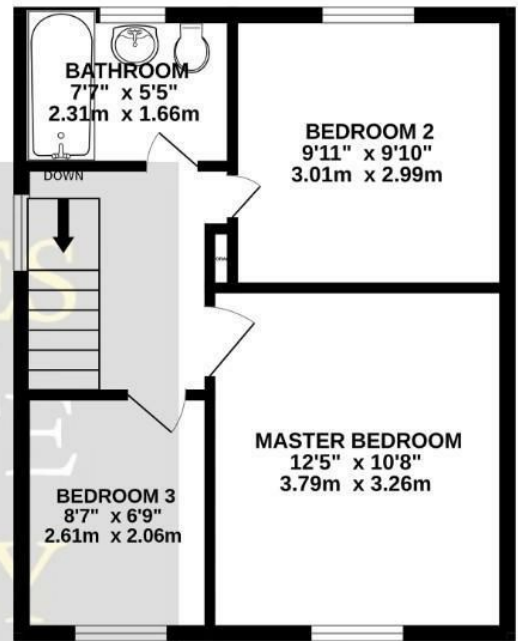
METHOD OF SALE: For Sale by Private Treaty.

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 on the High Street towards the Square, continue onto Lower Bar, turn left onto Salters Lane, continue onto Longford Road. Turn left onto Boughey Road, turn right onto Ford Road, turn left and stay on Ford road the property is on the left hand side and can be identified with a For Sale board.

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.

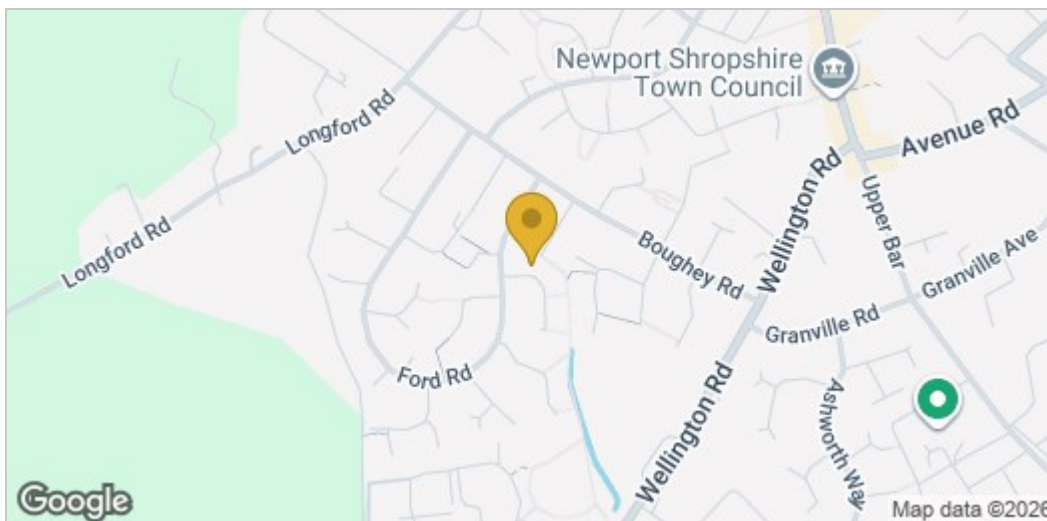
1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



DAVIES
WHITE
PERRY
ESTABLISHED 1806

TOTAL FLOOR AREA : 892 sq.ft. (82.9 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	83
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.