



**Trent House 26 Chetwynd End,
Newport,
TF10 7JE**

OIRO £395,000



The entrance hall leads to two elegant reception rooms, with stairs rising to the first floor. To the right is the Lounge, featuring an original Georgian cast iron fireplace to the left is the Dining Room, also featuring an ornate cast-iron and storage cupboard.

The Dining Room flows seamlessly into the stunning Kitchen/Breakfast Room, creating a bright, contemporary space that blends modern design with period character. This impressive room features a log burner and bi-fold doors opening onto the rear courtyard garden, as well as access to a stylish shower room. Before entering the Kitchen/Breakfast Room, there is also access to the cellar.

On the first floor, the master bedroom is spacious with a cast-iron fireplace and has a charming balcony overlooking the front garden. The second bedroom includes double built in wardrobes, whilst the the third bedroom overlooks the rear courtyard garden. and a well appointed family bathroom.

Outside, there is a delightful courtyard garden to the rear, offering a peaceful and private space to relax. At the front, an iron fence and gate enclose the garden, with steps leading to a gravelled pathway bordered on both sides by mature trees, shrubs, and plants.

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

A glazed Georgian style front door leads into the Entrance Hallway.



LOUNGE

14'0" x 12'0" (4.27 x 3.66)

With original Georgian cast iron fireplace with wood surround and slate hearth and shelving at the side of the fireplace.



DINING ROOM

13'3" x 11'8" (4.06 x 3.56)

With wooden flooring, a cast iron fireplace and a built in storage cupboard.



INNER HALLWAY

With an access door to the cellar and walkway to the Kitchen/Breakfast room.

KITCHEN / BREAKFAST ROOM

24'2" x 14'0" max (7.37 x 4.27 max)

The kitchen offers cream base and wall units with worktops, a Belling Range Cooker with twin extractor fans, and a ceramic sink with mixer tap. Integrated appliances include a fridge, freezer, dishwasher, washing machine, and tumble dryer. Character features such as an inset multi-fuel stove, exposed ceiling beams, a Velux window, bi-fold doors to the courtyard garden, inset spotlights, and tiled flooring.



SHOWER ROOM

7'0" x 3'10" (2.15 x 1.18)

With a double shower enclosure featuring chrome shower fittings and glazed doors. A free standing wash basin with vanity unit and cupboards with partially panelled walls and a splash back behind the shower. With beams to the ceiling a tiled floor and a traditional white and chrome heated towel radiator.



CELLAR

8'9" x 9'1" (2.69 x 2.79)

With power and lighting.

FIRST FLOOR

MASTER BEDROOM

15'3" x 13'3" (4.65 x 4.06)

A spacious bedroom featuring a sash window and a door leading out to a balcony. The room includes a built-in corner wardrobe with twin hanging rails and a shelf, along with a charming cast iron fireplace set on a tiled hearth.

BEDROOM TWO

11'1" x 10'5" (3.4 x 3.2)

With a double built in wardrobe, and a feature cast iron fire place.



BEDROOM THREE

8'11" x 6'11" (2.74 x 2.13)

Overlooking the rear of the property, with a cast iron feature fireplace.



BATHROOM

10'0" x 6'5" (3.05 x 1.96)

The bathroom features an elegant antique style vanity unit with wash basin, storage cupboard, and side shelving. Additional fittings include a low-level WC, bidet, and a panelled bath with an over-bath mains shower and glazed screen. An airing cupboard and loft access complete the accommodation.



COURTYARD GARDEN

A charming rear courtyard garden with boundary walling to either side and a neatly paved central area. The space includes a useful shed, outside tap, and a wooden gate providing rear access.



FRONT OF THE PROPERTY

Front garden enclosed by ornate cast iron fencing and gate, with a central gravel path to the entrance, mature planting on either side, a small shed, and a brick-built patio area.



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 1800mbps

Mobile Signal/Coverage Indoors: EE Variable, O2 None, Three Limited, Vodafone Limited

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

PARKING: Currently annually paid October 2025 - 2026 - One Parking Space

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

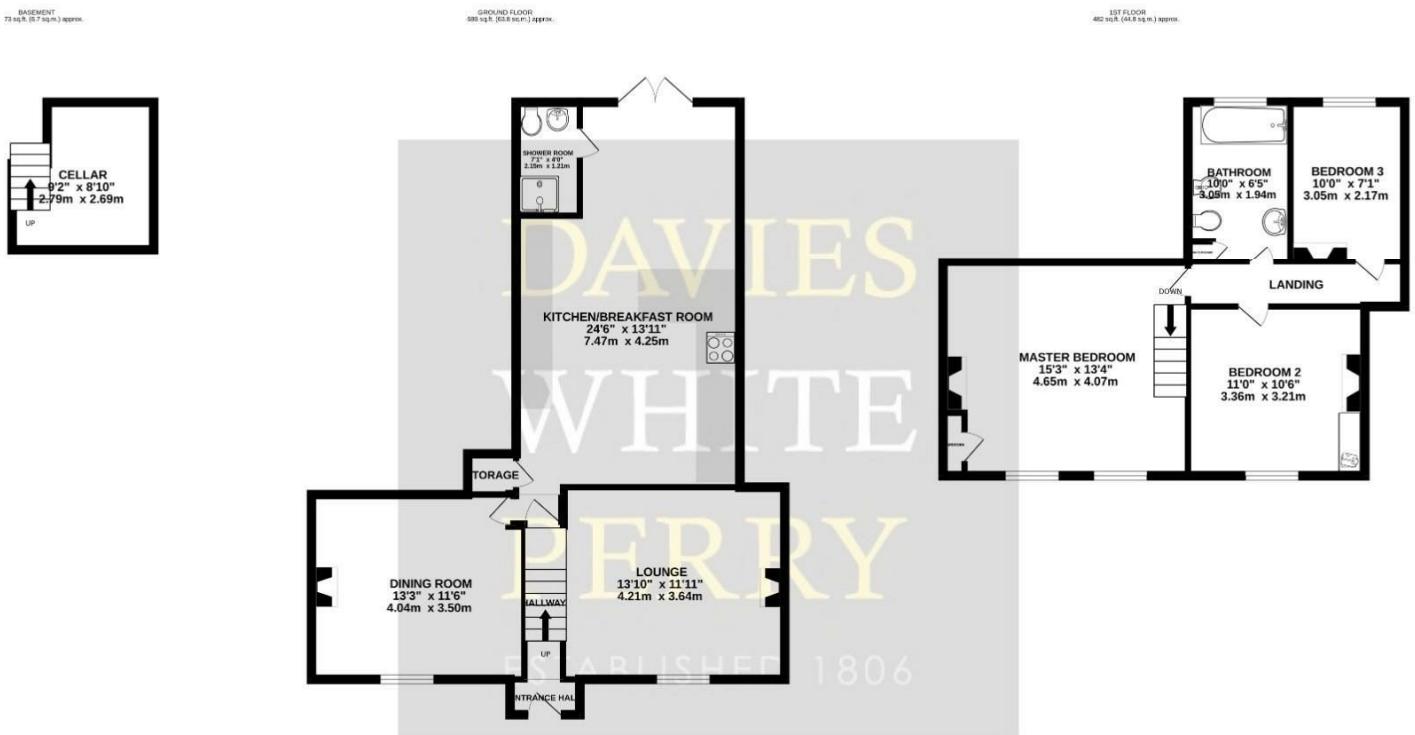
COALFIELD OR MINING AREA: None in this area

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 head north on the high street, continue onto Lower Bar, continue onto Chetwynd End, the property is on the right and can be identified with a for sale board.

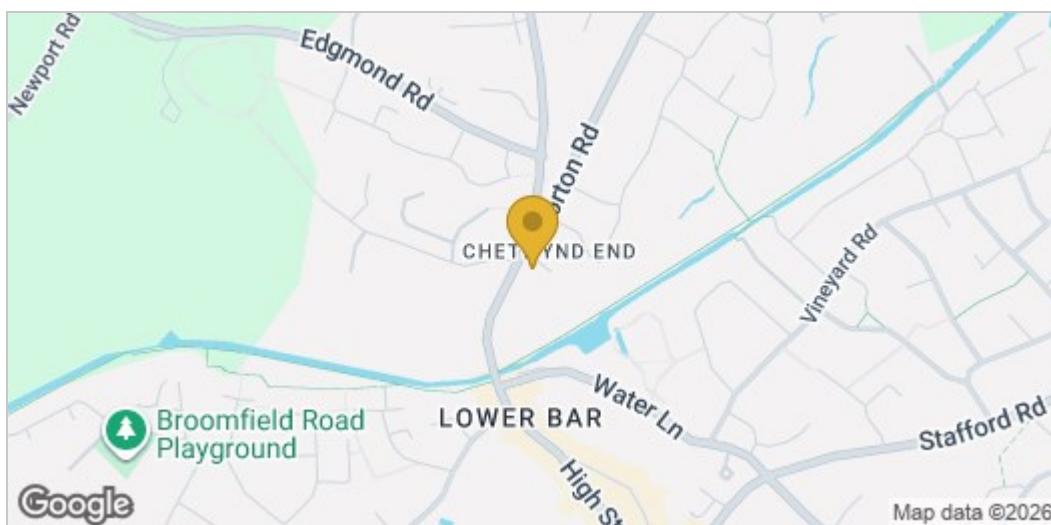


TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.

• TOTAL FLOOR AREA: 114.41 sq.m. (1239 sq.ft.) 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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The chart displays the current and potential energy efficiency ratings for England & Wales. The current rating is shown in a green bar (A-G) and the potential rating in a grey bar (A-G). The potential rating is consistently one level higher than the current rating. The x-axis represents the percentage of dwellings, ranging from 0% to 100%.

Rating	Current (%)	Potential (%)
A	92+	92+
B	81-91	81-91
C	69-80	69-80
D	55-68	55-68
E	39-54	39-54
F	21-38	21-38
G	1-20	1-20

Not energy efficient - higher running costs

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.