Tempertons

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9 Butter Cross Court Stafford Street, Newport, TF10 7UD

Offers In The Region Of £160,000

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Newport is a thriving market town, with independent retailers and well known high street shops, well known supermarkets, as well as a library and extensive leisure facilities. The property is close to the bus station and has good transport links to Stafford, Telford and Shrewsbury, with their wider range of amenities and mainline train stations. The A41, about half a mile distant, provides direct access to the M54, Wolverhampton and the West Midlands conurbation.

Butter Cross Court is a purpose-built development designed for independent living for over 60's, conveniently situated in the centre of Newport. The complex includes communal spaces including a kitchen, living areas and gardens. The building is secure all the way through with each door requiring fob access and the front door having a camera. There are parking permits available on a first come, first served basis at an additional cost and guest accommodation available at £25 a night. A house manager is on site 5 days a week and 24 hour emergency call system.

Entrance Hall
with built-in useful store housing hot water cylinder.

Lounge
25'6" x 10'4" (7.79 x 3.16)
a good sized full length reception room, having decorative fire surround and hearth incorporating a coal effect electric fire.

Modern Kitchen
8'0" x 7'4" (2.45 x 2.26)
with a range of wood effect cabinets comprising base and wall mounted cupboards and drawers having contrasting work surfaces. Inset stainless steel sink and drainer unit. Integrated fridge and freezer. Built-in electric oven and grill. Separate 4 ring electric ceramic hob with extractor hood above. Duplex electric heater and double glazed window having front aspect.

Bedroom
20'2" x 9'1" (6.15 x 2.79)
having built-in double width full height wardrobe and mirrored doors. Duplex electric heater and front-/side aspect double glazed window.

Shower Room
being fully tiled with double width shower cubicle and chrome faced mains shower unit. Inset wash hand basin and base cupboard below. Close coupled W.C. Electric towel radiator and Duplex heater

Additional Information
COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band B.

EPC RATING: B (86)

TENURE: We are advised by the Vendor, that the property is held on a long leasehold basis and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details.

ADDITIONAL CHARGES: Service charges £2,953.32 per annum (2026/2027) for access to all communal areas, external maintenance, gardening, building insurance, window cleaning, security systems and water. A Ground Rent of £425 per annum is also payable, to be reviewed on the 1st June 2026.

RIGHTS AND RESTRICTIONS: Any prospective purchaser will be made aware of guidelines before purchasing.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is not aware of any affecting the property.

DIRECTIONS: From the Newport High Street, take a right turning at the mini roundabout onto Stafford Road. The Butter Cross Court complex can be found on your right hand side.

Agents Notes
1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please

speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.



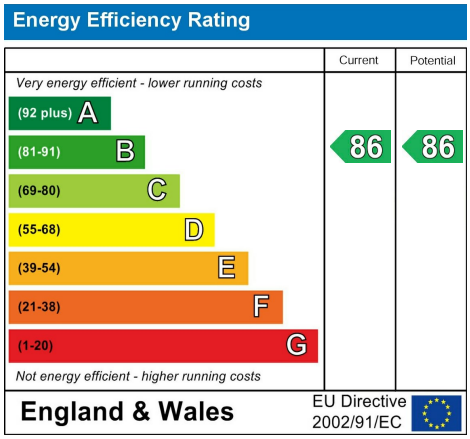






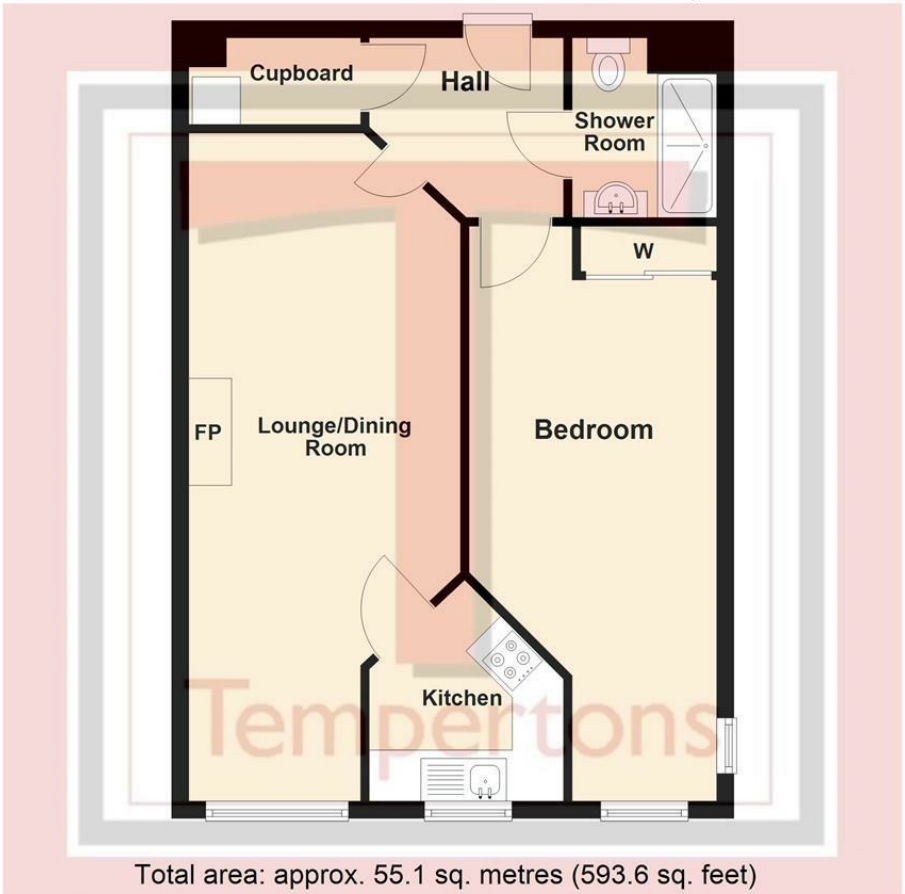






Ground Floor

Approx. 55.1 sq. metres (593.6 sq. feet)



Total area: approx. 55.1 sq. metres (593.6 sq. feet)

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

9 Butter Cross Court, 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.