DAVIES
WHITE
PERRY
ESTABLISHED 1806

ESTATE AGENTS
www.davieswhiteperry.co.uk

NEWPORT OFFICE
E: newport@davieswhiteperry.co.uk
T: 01952 811003

SHIFNAL OFFICE
E: shifnal@davieswhiteperry.co.uk
T: 01952 460523

3 Meadow Road,
Newport,
TF10 7TG

OIRO £120,000

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A ground floor two bedroom Maisonette, with driveway parking and a rear garden. Within walking distance of Newport town centre. An opportunity for first time buyers or investors.

The accommodation comprises an entrance hallway, a good-sized lounge, a kitchen, two bedrooms, and a bathroom. Additional built-in storage cupboards provide practical space-saving solutions. Externally, the property boasts a substantial garden, with two brick built sheds/ storage.

Outside the front there is a gravelled driveway offering parking for several cars.

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
17'3" x 2'11" x 4'6" (5.28 x 0.90 x 1.39)
A UPVC glazed doorway leads into the entrance hallway with a tiled floor. With a floor length storage cupboard.

LOUNGE
12'10" x 11'6" (3.92 x 3.51)
A spacious lounge with a feature fireplace.

KITCHEN
11'4" x 8'0" (3.47 x 2.45)
The kitchen features a range of shaker-style base and wall units, an integrated electric oven and hob, and designated space for a fridge freezer, washing machine, and dishwasher. An external door leads out to the rear garden.

MASTER BEDROOM
12'0" x 11'2" (3.66 x 3.42)
A large double bedroom overlooking the rear garden.

BEDROOM TWO
9'4" x 7'4" (2.86 x 2.24)
A double bedroom located at the front of the property.

BATHROOM
7'4" x 5'6" (2.25 x 1.70)
The bathroom comprises a panelled bath with Triton electric shower and glazed screen, pedestal wash basin, and low-level WC. Finished with partially tiled walls, a tiled floor, a chrome towel radiator, and an airing cupboard.

REAR GARDEN
Laid lawn with two garden sheds and an external electric socket.

DRIEWAY
A gravelled driveway offering parking for several cars.

AGENTS' NOTES:

EPC RATING: C (71) 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 A (currently £1,438.69 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 Good, O2 Limited, Three Variable, Vodafone Variable

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

PARKING: Private driveway

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 leasehold with 125 years reaming from the 08/05/2000 and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

GROUND RENT PAYABLE: £10 per annum.

LEASEHOLD MANAGEMENT CHARGE: £27.95 per annum.

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 head North on the High Street, at the round about take the second exit onto Stafford Street, turn right onto Audley Road, turn left onto Meadow Road, the property can be identified with a For Sale board.

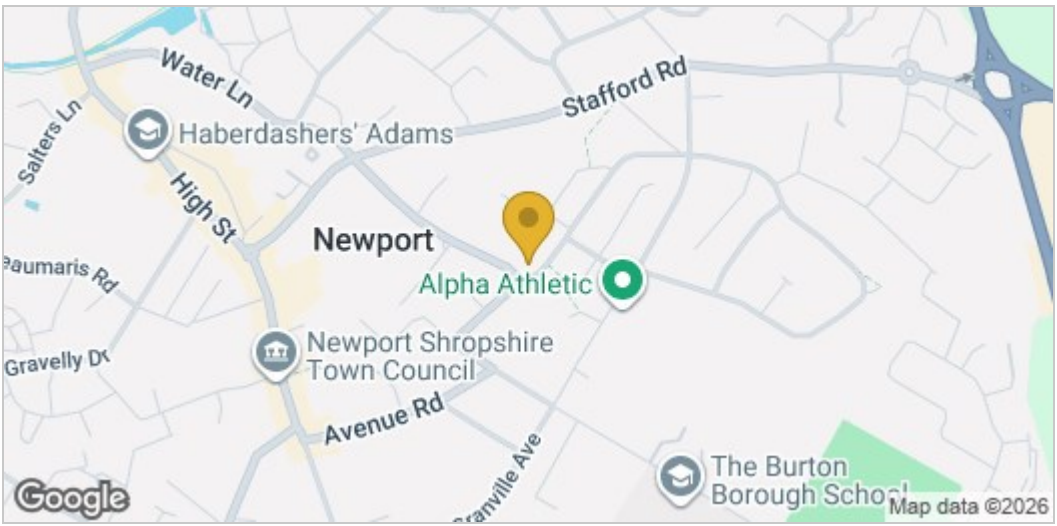
Ground Floor

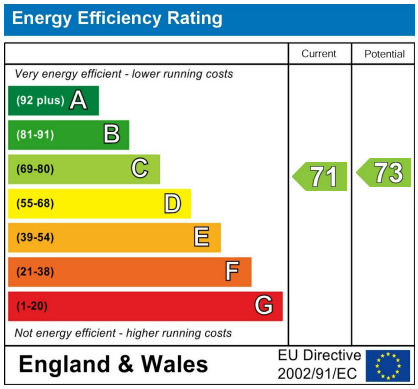
Approx. 54.6 sq. metres (587.3 sq. feet)

Total area: approx. 54.6 sq. metres (587.3 sq. feet)

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

3 Meadow Road, 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.