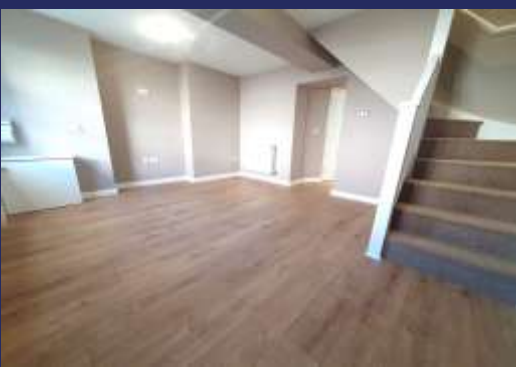




Helping *you* move



12 Chetwynd End, Newport, TF10 7JE

A modernised, Terraced House, located within walking distance of Newport Town Centre. This charming, well presented property is conveniently located and has the added benefit of Driveway Parking to the rear for Two Cars and a Lawned Garden.

Offers in the Region of
£190,000

12 Chetwynd End, Newport, TF10 7JE

Overview

- Modernised Mid Terraced House
- Two Bedrooms
- Close to Newport Town Centre
- Kitchen
- Lounge/Dining Room
- Shower Room
- Rear Garden
- Driveway Parking
- Council Tax Band A
- EPC Rating C



BRIEF DESCRIPTION

A well presented, Mid Terraced House in a convenient location. Having recently undergone an extensive course of refurbishment this charming property has been tastefully renovated and upgraded to an exceptionally high standard throughout – with a single storey extension added in 2023. The accommodation affords a Living/Dining Room with stairs leading to the first floor. A newly fitted Kitchen with built in oven, hob and extractor hood over. Recess for a fridge and plumbing for washing machine. The ground floor is completed by a Shower Room off the kitchen with Shower Cubicle, wash hand basin and WC. The first floor has two bedrooms. Externally the property has a rear South Facing Lawned Garden with useful garden store shed and Driveway Parking for Two Cars.

LOCATION

The property is situated close to Newport Town Centre with its High Street Stores, smaller specialised shops and indoor market. More comprehensive shopping, leisure and employment facilities offered by Telford Town Centre are approximately 9 miles distance.

Newport is conveniently situated close to the A41, providing easy access to the West Midlands road network, in particular to M6 to the North and the M54 to the South. The property is within easy commuting distance by car of Telford, Stafford, Cannock, Shrewsbury and Wolverhampton.



Your Local Property Experts

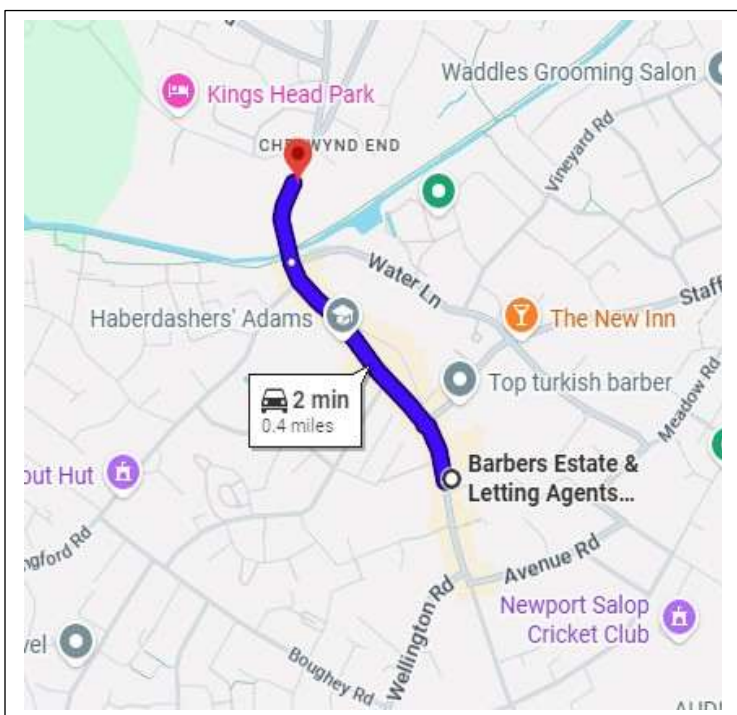
01952 820 239



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: SAT NAV: TF10 7JE. From our office on Newport High Street, head north keeping the church on the right and then the Shell garage to our left. After the Bridge Inn you'll see the property on your right hand side. Drive just past the row of houses and turn right into a private driveway just before Bank House. The driveway to the property is located on the right 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.

AGENTS NOTE: The vendors have confirmed there is a right of way with or without vehicles over side private road to access the rear of the property. Number 10 has a right of way across the rear of the property to access their property.

Ground Floor

Approx. 28.0 sq. metres (301.7 sq. feet)



Kitchen
4.48m (14'8")
x 2.55m (8'5") max

Bathroom

Living Room
3.60m (11'10")
x 4.38m (14'4") max

First Floor

Approx. 19.8 sq. metres (213.4 sq. feet)



Landing

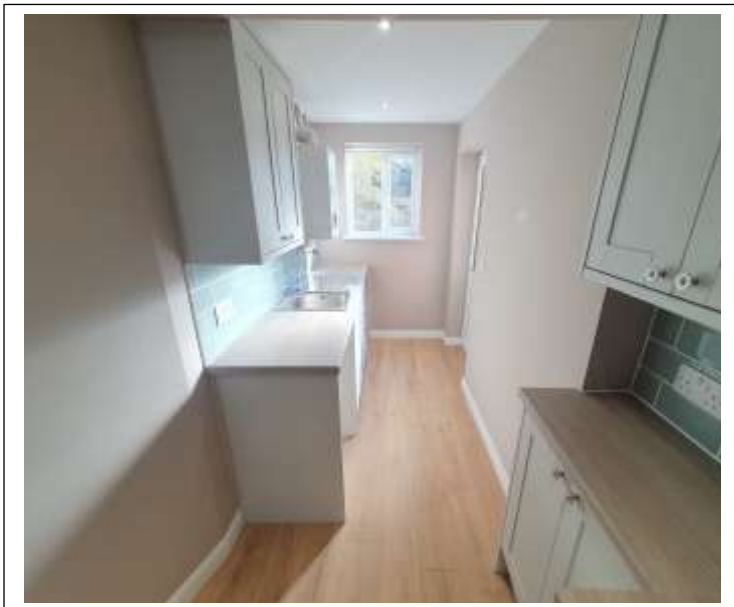
Bedroom
3.60m (11'10")
x 2.99m (9'10") max

Bedroom
2.67m (8'9") max
x 2.42m (7'11")

Total area: approx. 47.9 sq. metres (515.1 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.



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.