Tempertons

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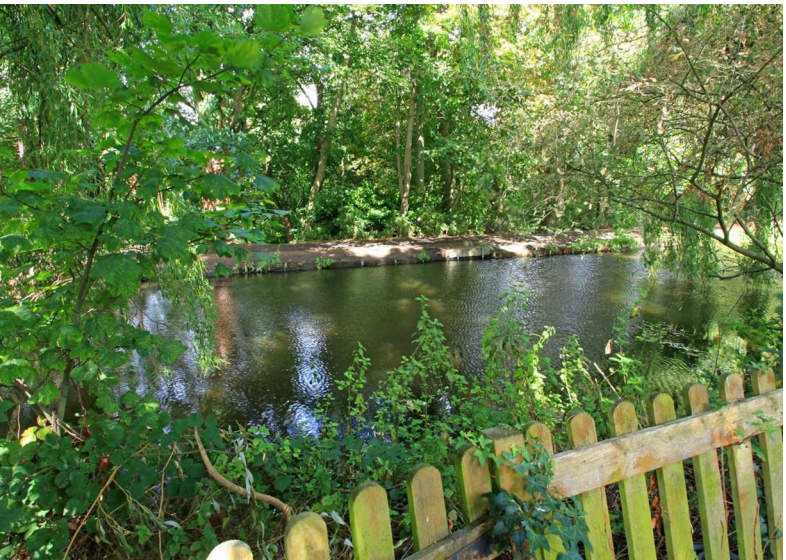
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33 Fishers Lock, Newport, TF10 7SU

Offers In The Region Of £280,000

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Newport is a thriving market town, with a selection of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of 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 and Wolverhampton.

No. 33 Fishers Lock is a good sized four bedroomed detached house with a single garage and ample parking. The property is pleasantly positioned in a popular cul-de-sac and backs directly onto the Newport canal, allowing easy access to countryside walks. The property was damaged by fire in 2006 but has been fully reinstated.

The property in more detail:-

uPVC framed patterned double glazed side entrance door to

Entrance Hall
with radiator and good sized walk in understairs cupboard.

Cloaks/W.C.
having low level flush W.C. and corner wash hand basin. Radiator. uPVC framed patterned double glazed window.

Full Width Lounge
10'10" x 20'2" (3.32 x 6.17)
with feature fireplace having marble style hearth and back and inset coal effect gas fire. Radiator. uPVC framed double glazed window. Separate uPVC framed double glazed bow window with front aspect.

Dining Room
11'1" x 8'7" (3.38 x 2.64)
having radiator. uPVC framed and double glazed external door to rear garden.

Kitchen
11'1" (max) x 10'11" (3.38 (max) x 3.33)
having a good range of fitted base and wall mounted cupboards comprising in more detail a double bowl sink unit with double cupboard below. Return work surface with further corner cupboard, five drawer unit and recesses for larder style fridge-freezer. Splash back wall tiling and matching wall cabinets. Breakfast bar. Separate worksurface area with inset ceramic hob and extractor hood over. Built-in double oven and grill with cupboards above and pan drawer unit below. Space for washing machine and dishwasher. Two wall mounted cupboards. Tiled floor. uPVC framed double glazed window and matching external door to rear garden. Radiator.

From the entrance hall stairs to

Landing
having access hatch to loft. uPVC framed double glazed window. Built-in airing cupboard with lagged hot water cylinder.

Bedroom One
10'11" x 11'1" (3.34 x 3.39)
uPVC framed double glazed window to the front. Radiator. Built-in double and single wardrobes.

Bedroom Two
11'1" x 8'9" (3.39 x 2.68)
uPVC framed double glazed window to the front. Radiator.

Bedroom Three
10'7" (max) x 9'2" (3.25 (max) x 2.80)
uPVC framed double glazed window to the rear. Radiator.

Bedroom Four
8'0" x 10'8" (2.46 x 3.27)
uPVC framed double glazed window to the rear. Radiator.

Family Bathroom
fully tiled with a suite comprising pannelled bath, pedestal wash hand basin, low level flush W.C. Separate tiled shower cubicle with mains fed shower. Tower radiator. uPVC framed patterned double glazed window.

Outside
The open front garden is finished in part to ornamental stone and paving. Tarmacadamed driveway providing off road parking for one car. Mobility access ramp in place to side entrance door but if removed would allow driveway access to garage.

Single size Garage (5.18m x 3.06m) having electric roller shutter door to the front. Power and lighting. Courtesy door to rear garden. Built-in meter cupboard.

The rear garden pleasantly overlooks the Newport canal and is mainly finished to areas of paving. Mature Willow tree with branches overhanging the garden and canal. Separate side access to the rear garden from the front

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

EPC RATING: C (70)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

SERVICES: We understand that mains water, electricity, gas and drainage are connected. A new gas central heating boiler has been installed in June 2026 (certificates available).

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. Vendors are not aware of any mobile blackspots.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any permissions or developments that may impact the property.

COAL FIELDS/MINING: The vendors are not aware of any mining related issues having affected the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

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.

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.







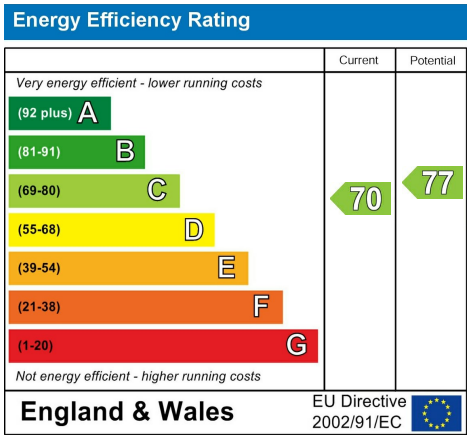














Total area: approx. 123.5 sq. metres (1329.0 sq. feet)

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.

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