



Helping *you* move



15A Chetwynd End, Newport, TF10 7JJ

Offered by the Modern Method of Sale, this Ground Floor Flat is located close to Newport Town Centre. Offering spacious rooms, comprising: Good Sized Bedroom, Living Room and Kitchen Diner, as well as a Modern Bathroom. Externally, there is an Allocated Parking Space and Courtyard Patio with Storage Area and Lockable Outhouse.

Auction Guide Price

£90,000

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Overview

- Ground Floor Flat, Close to Newport Town Centre
- Offered via the Modern Method of Sale - T & C's Apply
- Grade II Listed Building
- Leasehold with 102 Years Left on the Lease
- Offering Spacious Rooms with High Ceilings
- Kitchen Diner, Living Room
- Good Sized Bedroom
- Modern Bathroom
- Buyers Fees Apply
- Subject to Reserve Price
- Courtyard Patio with Storage Areas
- Allocated Parking Space
- Council Tax Band C
- EPC Rating – C, Council Tax Band C



BRIEF DESCRIPTION

Offered by the Modern Method of Sale, this refurbished Ground Floor Flat is situated in an excellent location close to Newport Town Centre. Offering spacious rooms with High Ceilings, there is a Good Sized Bedroom, Living Room and Kitchen Diner, as well as a Modern Bathroom.

Externally, there is a Courtyard Patio with Storage Area and Lockable Outhouse together with an Allocated Parking Space.

LOCATION

The property is just 0.4 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



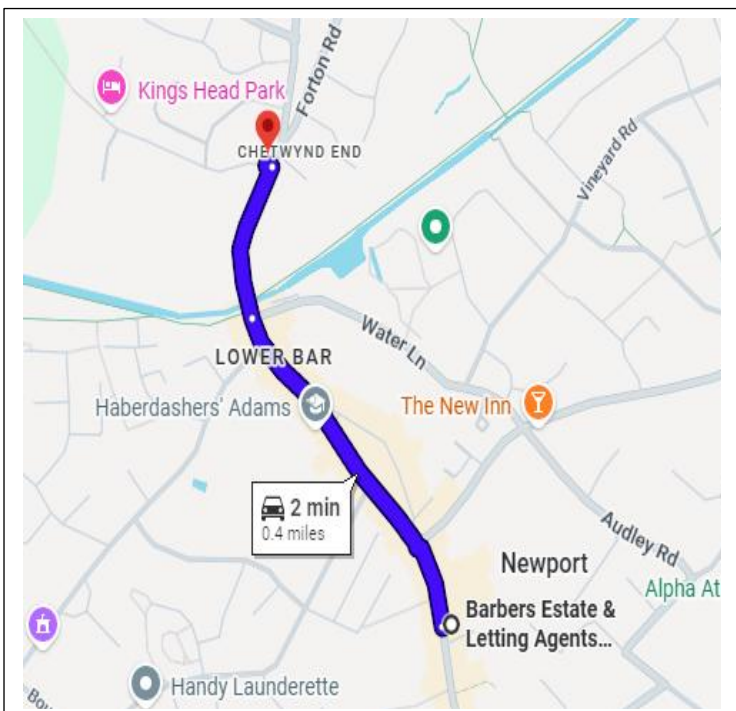
Your **Local** Property Experts
01952 820 239



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. From our office on Newport High Street head along the High Street to the Church, straight over the mini roundabout and continue straight on at the mini roundabout by the Shell Garage. Go over the canal bridge with the Bridge Inn on your left. Turn left on Green Lane then immediately right into the resident's car park.

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.

GROUND FLOOR
548 sq ft (50.9 sq m) approx.



KITCHEN

12' 10" x 10' 10" (3.91m x 3.3m)

BEDROOM ONE

13' 0" x 12' 5 Max " (3.96m x 3.78m)

LIVING ROOM

12' 10" x 14' 1 Max " (3.91m x 4.29m)

**SERVICE
CHARGE**

We confirm there is a service charge which is currently £53.62 per month paid to the Freeholder for the maintenance of the outside of the property and communal areas including the external windows, doors, roof and fabric of the building.

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

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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.