



Helping *you* move



52 Centenary Way, Newport, TF10 7GU

A Modern Four Bedroom Detached Property, situated in a great position on the popular Centenary Way Estate. With Generous Bedroom proportions and Two Bathrooms, the upstairs accommodation should suit a variety of buyers. The downstairs areas are also ideal for living and entertaining, with a Kitchen/Diner across the back that leads out to the rear Garden. There is also a Utility, Downstairs WC, an Integral Garage and Plentiful Parking to the front.

Offers in the Region of
£342,500

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Overview

- Modern, Detached Family Home
- No Upward Chain
- Four Generous Bedrooms
- Well Appointed Kitchen Dining Room
- Utility Room, Ground Floor W.C.
- Lounge Overlooking the Front of the Property
- En-Suite to Principal Bedroom and Family Bathroom
- Integral Garage
- Double Width Driveway
- Lawned Gardens with Patio Area
- Majority of NHBC Ten Year Warranty Still Remaining
- Council Tax Band D, EPC Rating B
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BRIEF DESCRIPTION

This Modern, Four Bedroom Detached Property, is offered to the market with No Upward Chain and is an ideal opportunity for up-sizers, downsizers and families alike. With Four Generous Bedrooms, the Principal Bedroom offers an En-Suite as well as built in wardrobes for effortless storage. The Three remaining Bedrooms are of good size and share a Well-Appointed Family Bathroom, which boasts smart touches such as a Mira Electric Shower. Downstairs, there is a Well-Appointed Kitchen/Diner, with double doors leading out to the recently laid patio area. There is also a practical separate Utility, off which is a Downstairs WC. As well as the Integral Garage, there is plenty of parking via the Double Width Driveway, and Externally at the rear the garden is a mix of patio and lawned areas, with a handy side access via a timber gate. This property also benefits from having the majority of its NHBC 10 year warranty still remaining to ensure peace of mind for the future.

LOCATION

The property is just 1.6 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

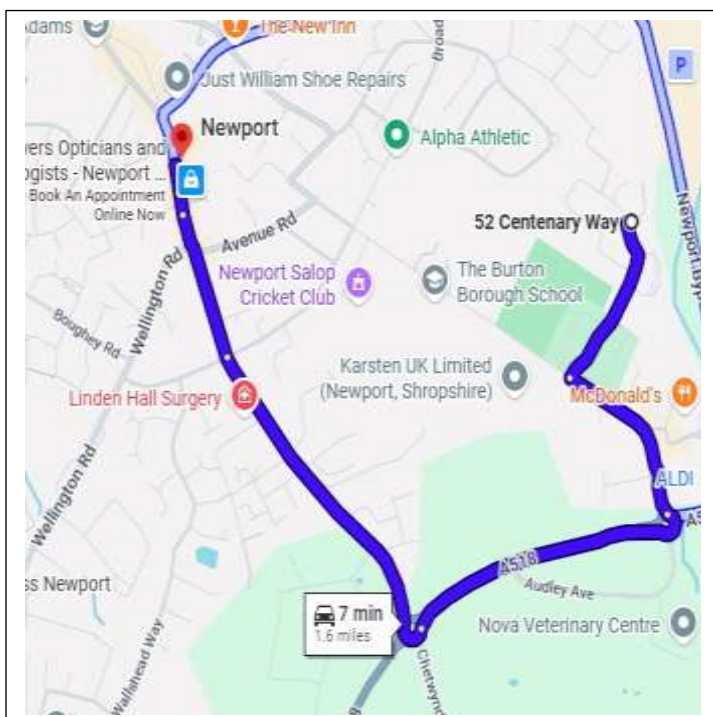
01952 820 239



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 Square, St Quentin Gate, Telford, Telford and Wrekin TF3 4EJ



DIRECTIONS: From our office head south on High Street, continue onto Upper Bar, continue onto Station Road. At the roundabout, take the 1st exit onto A518. At the next roundabout, take the 1st exit onto Audley Ave, go through 1 roundabout then turn right onto Centenary Way then take the second left, follow the road around and the property will be 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.

SERVICE CHARGE: We confirm there is a Service Charge on the property which is currently £176.23 per annum. This goes towards upkeep of communal areas including grass cutting and tree cutting. This is paid to Lambert Smith Hampton.



Total area: approx. 99.5 sq. metres (1070.6 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers 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, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

52 Centenary Way, Newport



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

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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.