DAVIES WHITE PERRY
ESTABLISHED 1806

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14 Heron Way,
Shropshire,
TF10 8QF

OIRO £135,000

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A One Bedroom Mid Terraced House. Perfect for First-Time Buyers or Investors!

This well-located property offers a fantastic opportunity, featuring one bedroom and an allocated parking space, with no upward chain.

The ground floor features the lounge, which also has the kitchen area which offers a breakfast bar area.. On the first floor there is a double bedroom two and a bathroom.

Outside the front door there is a storage area. A neatly stoned front garden with a path running central with shrubbery borders. An allocated car parking space with further visitor spaces available.

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).

A viewing is highly recommended.

LOUNGE / KITCHEN DINER

18'6" x 12'0" (5.65 x 3.68)

A composite front door leads to an open plan lounge/ diner and kitchen. The lounge has wooden effect laminate flooring. The kitchen area has a breakfast bar area and a range of shaker style base and wall units Having worktops over and tiling above. A stainless steel sink, drainer and mixer tap with recess areas for a cooker, washing machine and fridge freezer. With an understairs storage cupboard.

FIRST FLOOR

The landing area has an airing cupboard and loft access.

BEDROOM

12'2" x 11'10" max (3.71 x 3.63 max)

A double bedroom overlooking the front garden.

BATHROOM

6'5" x 5'0" (1.97 x 1.53)

The bathroom has a panelled bath having a shower to the mains over, with chrome shower fittings and a glazed door. A pedestal wash basin and low level W.C. The walls and floor are tiled and there is an extractor fan.

OUTSIDE

A stoned front garden with a central pathway, there is an outside shed which is outside the front door. With an allocated car parking space.

AGENTS' NOTES:

EPC RATING: C (75) - a copy is available upon request.

SERVICES: We are advised that mains water, gas, electricity and drainage are available. The property is heated by a gas fired central heating system. 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.

LOCAL AUTHORITY: We are advised by the Local Authority Telford & Wrekin, 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: EE Likely / O2 Likely / Three Limited / Vodafone Limited

PARKING: ALLOCATED CAR PARKING SPACE.

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

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

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DIRECTIONS: From our office in the High Street

GROUND FLOOR
224 sq.ft. (20.8 sq.m.) approx.

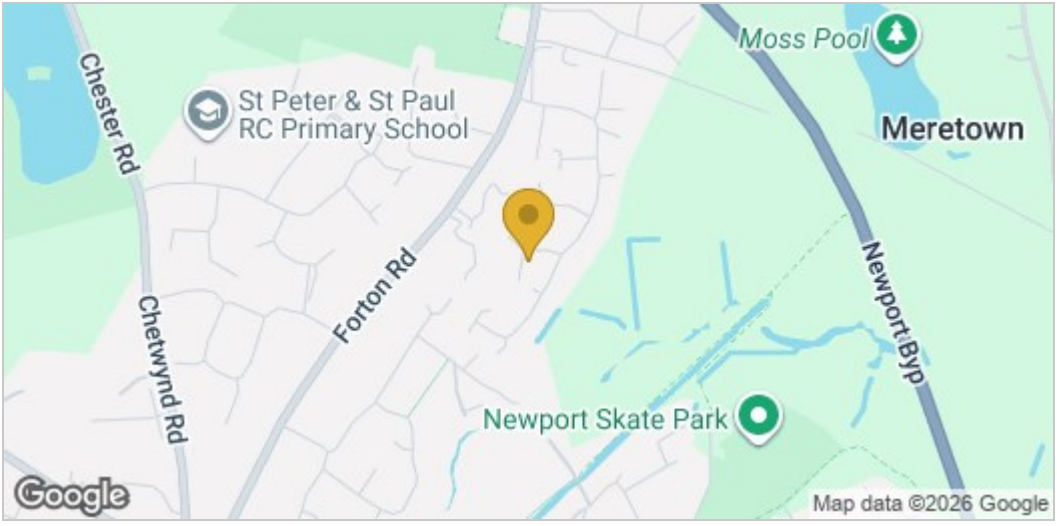
1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.

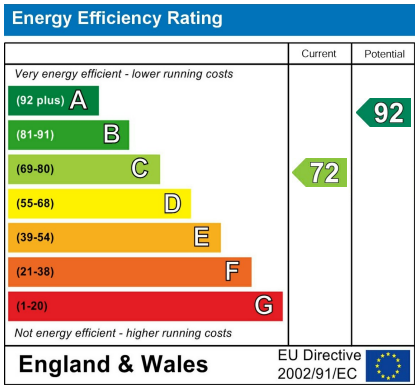


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TOTAL FLOOR AREA : 447 sq.ft. (41.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.