



**9 Crown Mews,
Newport,
TF10 7AA**

OIRO £275,000

A well proportioned two bedroom detached home located within a peaceful and highly desirable development in central Newport. The property has been recently redecorated and benefits from newly fitted carpets, a boiler installed in 2025, and replacement windows fitted in 2018. Early viewing is highly recommended.

Upon entering the property, there is an entrance hallway leading to a spacious lounge with stairs rising to the first floor and a useful recessed area beneath. The well-proportioned kitchen/diner provides space for a dining table and features an integrated Zanussi oven and gas hob. The cloakroom also includes space and plumbing for a washing machine.

To the first floor, there is a landing area with a Velux window, together with two double bedrooms. The master bedroom benefits from a built-in double wardrobe and an en-suite bathroom, while there is also a separate family bathroom.

Externally, the property enjoys a courtyard garden offering ample space for outdoor seating, enclosed by a boundary wall and featuring an outside tap and lighting. There is also an allocated parking space, along with additional visitor parking. Conveniently located just a stone's throw from Newport High Street, the property is offered with no upward chain and is ideal as a lock-up-and-leave home.

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).

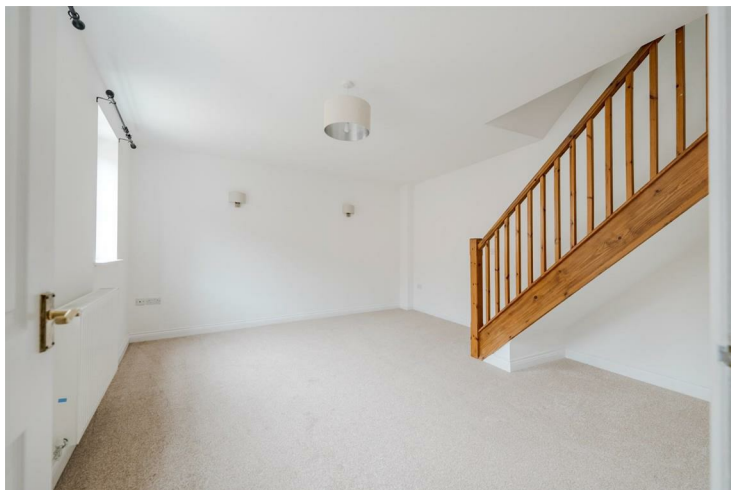
ENTRANCE HALLWAY

With a tiled floor.

LOUNGE

15'3" x 13'10" (4.67 x 4.22)

A generously sized living room featuring dual aspect windows, with a staircase ascending to the first floor and an additional recessed space beneath the stairs.



KITCHEN DINER

12'7" x 12'3" (3.84 x 3.75)

The kitchen/diner offers ample space for a dining table. It features a range of shaker-style base and wall units with worktops and tiled splashbacks above. There is an integrated Zanussi electric oven and gas hob with a chrome extractor hood, as well as space for a freestanding fridge freezer. Including a stainless steel sink with drainer and mixer tap, tiled flooring, two windows, and inset spotlights.



CLOAK ROOM

7'0" x 4'9" (2.14 x 1.46)

A freestanding wash basin and low-level W.C., with plumbing in place for a washing machine. The room also benefits from a wall-mounted storage cupboard and houses the boiler, with tiled flooring, inset spotlights, and an extractor fan.



FIRST FLOOR

The landing area has a Velux window.



BEDROOM TWO

12'3" x 11'0" (3.75 x 3.37)

A second double bedroom featuring two windows.



MASTER BEDROOM

13'3" x 9'3" (4.05 x 2.84)

The master bedroom benefits from a built in double wardrobe offering both hanging space and shelving, along with dual aspect windows.



BATHROOM

8'0" x 5'6" (2.46 x 1.69)

A panelled bath with tiled surround, complemented by a pedestal wash basin and low level W.C. The room also features tiled flooring and inset spotlights.



ENSUITE

6'5" x 4'1" (1.98 x 1.27)

A single shower enclosure with chrome fittings and tiled surround. The room also includes a pedestal wash basin and low-level W.C., finished with tiled flooring and an extractor fan.



OUTSIDE

A spacious, low maintenance courtyard front garden with a

gravelled border and boundary wall. It benefits from an outside light and water tap. The property also includes an allocated parking space, with additional visitor parking available.



COASTAL 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

DRIVING DIRECTIONS: From our offices in the Newport High Street head north on the High Street go through the round about and turn left onto New Street, turn left onto Beaumaris Road, Crown Mews is on the left and park through the archway, the property is accessed via the pathway and clearly numbered.

AGENTS' NOTES:

EPC RATING: C a copy is available upon request.

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

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band B (currently £1,758.19 for the year 2026/2027).

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

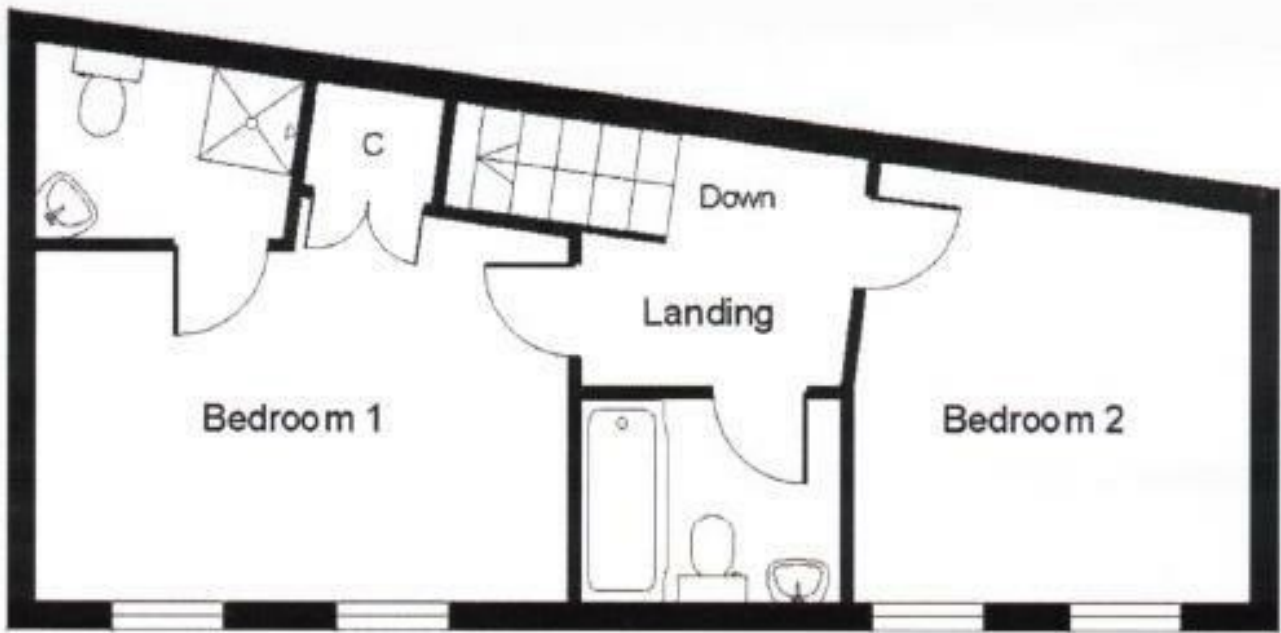
Mobile Signal/Coverage Indoors: EE Variable, O2 None, Three Limited, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Good, O2 Variable, Three Good, Vodafone Good

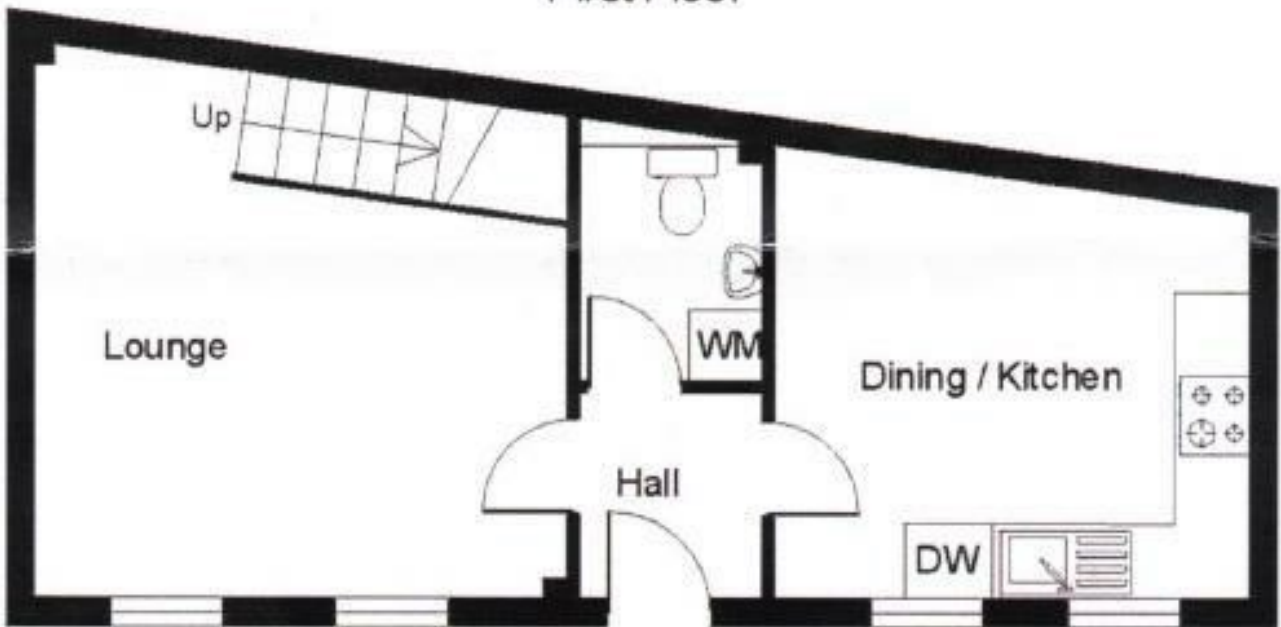
PARKING: Allocated Car Parking Space

FLOOD RISK: Rivers & Seas – No risk

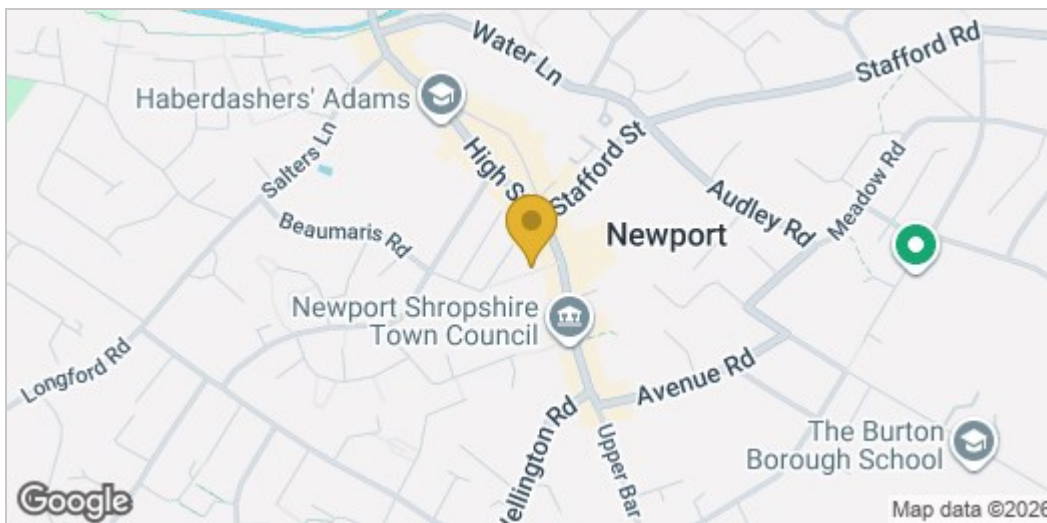
WALKING DIRECTIONS: From our office in the Newport High Street take the alleyway to the left between Nationwide and Head Quarters Hair Studio, at the end of the alleyway turn right into Crown Mews and access the property through the archway via the pathway.



First Floor



Ground Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.