



**30 The Spinney,
Newport,
TF10 9JX**

OIRO £227,500

A well presented three bedroom semi detached home located in the sought after residential area of Church Aston.

The property opens into an entrance hall that provides access to a spacious lounge, a well-appointed kitchen/diner with doors leading out to the rear garden, and a ground floor bathroom.

To the first floor the property offers two generously sized double bedrooms, and a third single bedroom that could also serve as a study or home office.

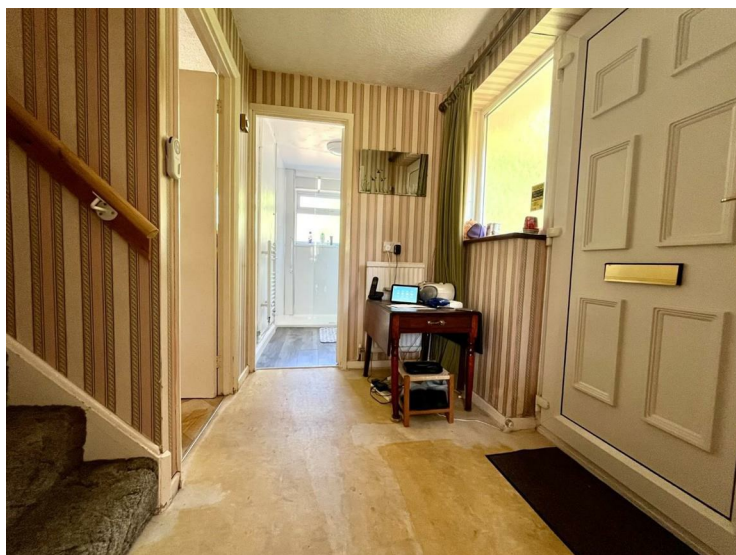
Externally, the property enjoys a large rear garden with a lawn, patio area, with three sheds, two being brick built. To the front, there is a laid lawn with a pathway which leads to the front door and a mature attractive side garden.

With parking available at the end of the rear garden.

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).

HALLWAY

The front door leads to a good sized entrance hallway which has a window and a radiator.



LOUNGE

16'0" x 11'7" (4.88 x 3.54)

A spacious lounge featuring a large bay window that allows plenty of natural light, complemented by a gas fire set within an attractive decorative surround. A radiator is positioned beneath the bay window



KITCHEN DINER

11'11" x 10'6" (3.65 x 3.21)

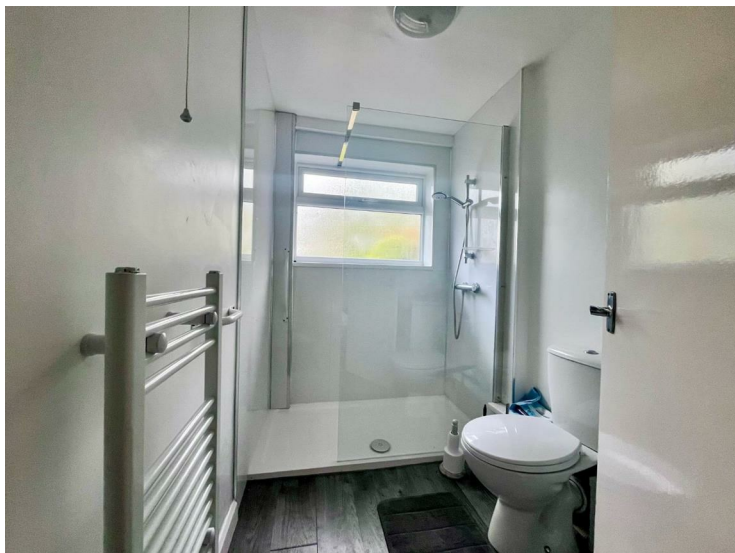
The kitchen is fitted with a range of wooden base units, offering ample storage space, and also includes a useful pantry and a large under stairs storage cupboard. There is a recess with plumbing for a washing machine, along with space for a fridge freezer. Patio doors open onto the rear garden.



BATHROOM

5'0" x 7'8" (1.54 x 2.35)

A recently refitted double walk in shower with a shower screen, a vanity wash basin, low level W.C and wooden effect flooring and a white heated towel rail.



FIRST FLOOR

The stairs from the hallway lead to the landing where there is access to the loft.

MASTER BEDROOM

16'0" x 9'3" (4.89 x 2.83)

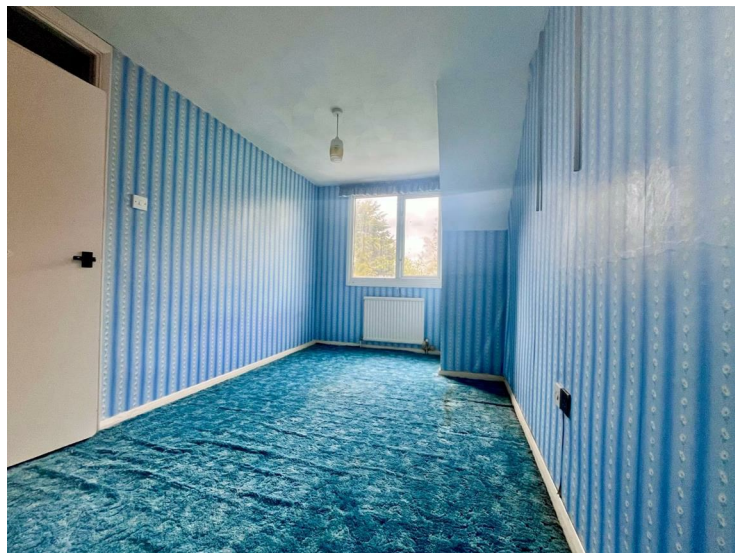
A good sized master bedroom located at the front of the property overlooking the front garden. With a radiator below the window.



BEDROOM TWO

14'6" x 7'11" (4.43 x 2.43)

A second double bedroom with dual aspect windows and the airing cupboard. With a radiator below the window.



BEDROOM THREE

8'4" x 8'1" (2.56 x 2.47)

A third single bedroom overlooks the rear garden and offers flexibility of use, making it an ideal space for a home office or study. With a radiator.



REAR GARDEN

A long rear garden features a laid lawn bordered by mature shrubs and trees. Parking for the property is available at the end of the garden. Additional storage is provided by a shed and two brick-built outbuildings.



FRONT GARDEN

A neatly maintained front garden is enclosed by a mature hedge and features a laid lawn with established plants. A pathway leads from the cul-de-sac to the front door and continues around the property, providing access to the rear patio and garden. Alongside the house, there is an attractive mature side garden.

AGENTS' NOTES:

EPC RATING: D a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by a back boiler which fires the 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 1,678.47 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 100mbps

Mobile Signal/Coverage Indoors: EE Limited / O2 Likely / Three Limited / Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Likely / O2 Likely / Three Likely / Vodafone Likely

PARKING: At the rear of the property.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

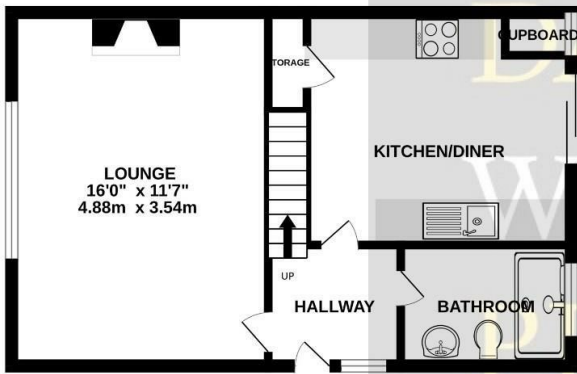
COALFIELD OR MINING AREA: None in this area

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

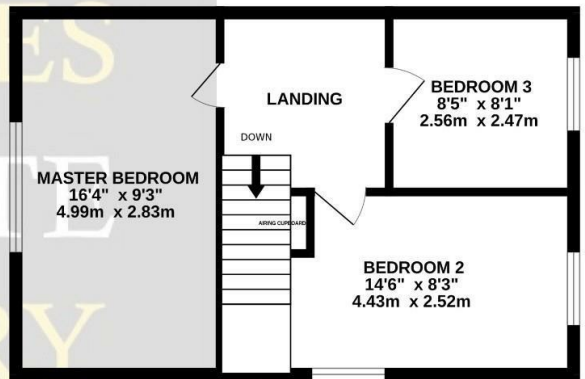
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in the Newport High Street, turn right onto Wellington Road, take a slight left to Dark Lane. turn left onto The Spinney, turn right staying on The Spinney and the property is located on the right hand side and can be identified with a For Sale board.

GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



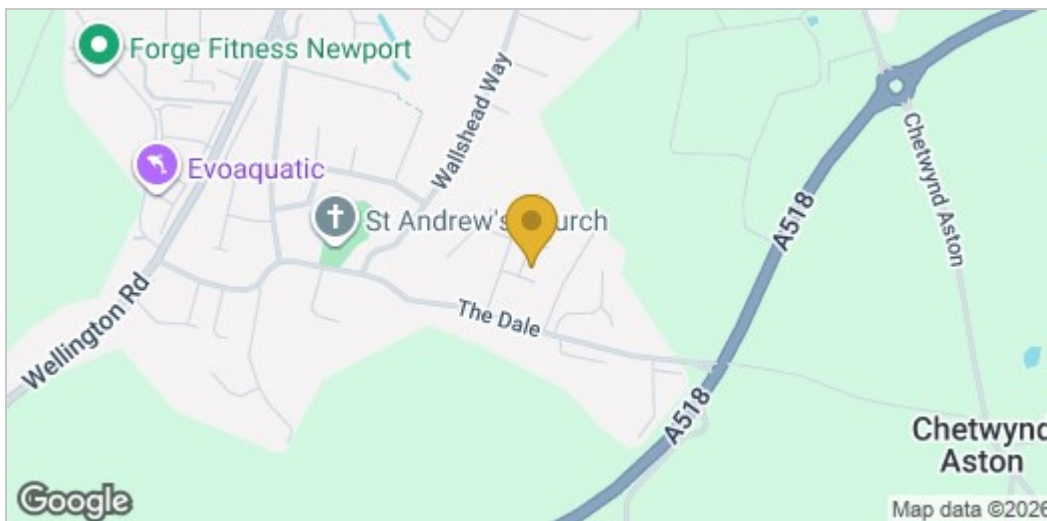
1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



ESTABLISHED 1806

TOTAL FLOOR AREA : 814 sq.ft. (75.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	77
(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.