



**20 Avon Dale,
Newport,
TF10 7LS**

OIRO £315,000

An attractive three bedroom link detached home in excellent order, set in a highly sought after location. The property offers a welcoming lounge, a spacious kitchen/diner, a separate utility room, a ground floor shower room, and a conservatory.

Upon entering the property there is a hallway, a spacious lounge, a good sized stylish kitchen diner with French doors that lead to the conservatory over looking the rear garden. A utility room and a downstairs shower room.

To the first floor, the master bedroom benefits from built in wardrobes as does bedroom two which includes over head storage. A third single room and a family bathroom.

Externally, the property benefits from driveway parking leading to a storage area within the garage. The pleasant rear garden features a private patio area, a laid lawn, and mature planted borders, along with an outside tap and security lighting.

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

6'7" x 4'5" max (2.03 x 1.36 max)

A UPVC glazed door opens into the porch, offering a practical space for coats and shoes.

LOUNGE

14'8" x 13'9" (4.48 x 4.21)

With click flooring, a lovely outlook down to Strine Brook Park and a glass stair panels leading to the first floor.



KITCHEN DINER

14'7" x 10'11" (4.47 x 3.35)

A stylish range of white gloss base and wall units with quartz

worktops, integrated drainer and matching splashbacks. Features include a stainless steel sink with drainer and mixer tap, an integrated double oven and grill, and a gas hob with extractor fan above. There is also an integrated fridge, freezer, dishwasher, and double waste drawer. The units are enhanced by under cabinet and floor lighting and inset chrome spotlights with dimmer control, complemented by a tiled floor.



CONSERVATORY

9'1" x 8'3" (2.78 x 2.52)

French doors and continuing the tiled floor from the kitchen/diner open into the conservatory, which benefits from central heating and features additional French doors leading out to the rear garden.



UTILITY ROOM

8'3" x 6'2" (2.53 x 1.89)

White base and wall units matching tiled floor those in the kitchen, with recesses and plumbing for a washing machine and tumble dryer, plus an internal door providing access to the garage storage area.



SHOWER ROOM

4'10" x 4'9" (1.49 x 1.47)

The tiled floor continues with a corner shower enclosure with chrome fittings and tiled surrounds. A vanity wash basin with built-in storage and a fitted mirror above, along with a low-level WC. The room is finished with inset chrome spotlights, extractor fan and a large chrome heated radiator.



FIRST FLOOR

With an airing cupboard where the boiler is located.



MASTER BEDROOM

12'4" x 8'8" (3.77 x 2.65)

With two double built in wardrobes and click flooring over looking Strine Brook park which leads to Newport Canal.



BEDROOM TWO

10'9" x 8'7" (3.29 x 2.63)

Featuring two built in wardrobes with integrated drawers overhead cupboards and a separate built in chest of drawers, with views overlooking the rear garden.



BEDROOM THREE

5'10" x 6'8" x 8'7" (1.78 x 2.05 x 2.63)

A single bedroom with an over stairs storage single wardrobe.



BATHROOM

6'3" x 5'9" (1.91 x 1.77)

A double shower enclosure with double doors and chrome shower fittings. A vanity wash basin and a low level W.C. With laminate flooring and a chrome heated towel radiator.



REAR GARDEN

A spacious very private patio area with steps that lead to a laid lawn. Rockery planted borders planted with mature plants. With further borders planted with mature plants and shrubs. Fully fenced and secure. With an outside tap and light.



GARAGE STORE

8'6" x 8'5" (2.61 x 2.57)

Part of the garage provides storage.

FRONT OF PROPERTY

A tarmac driveway with a planted border. Providing parking for several cars.

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 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 C (currently £1,918.26 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 Indoors: EE Variable, O2 None, Three Limited, Vodafone Limited

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

PARKING: Driveway Parking

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.

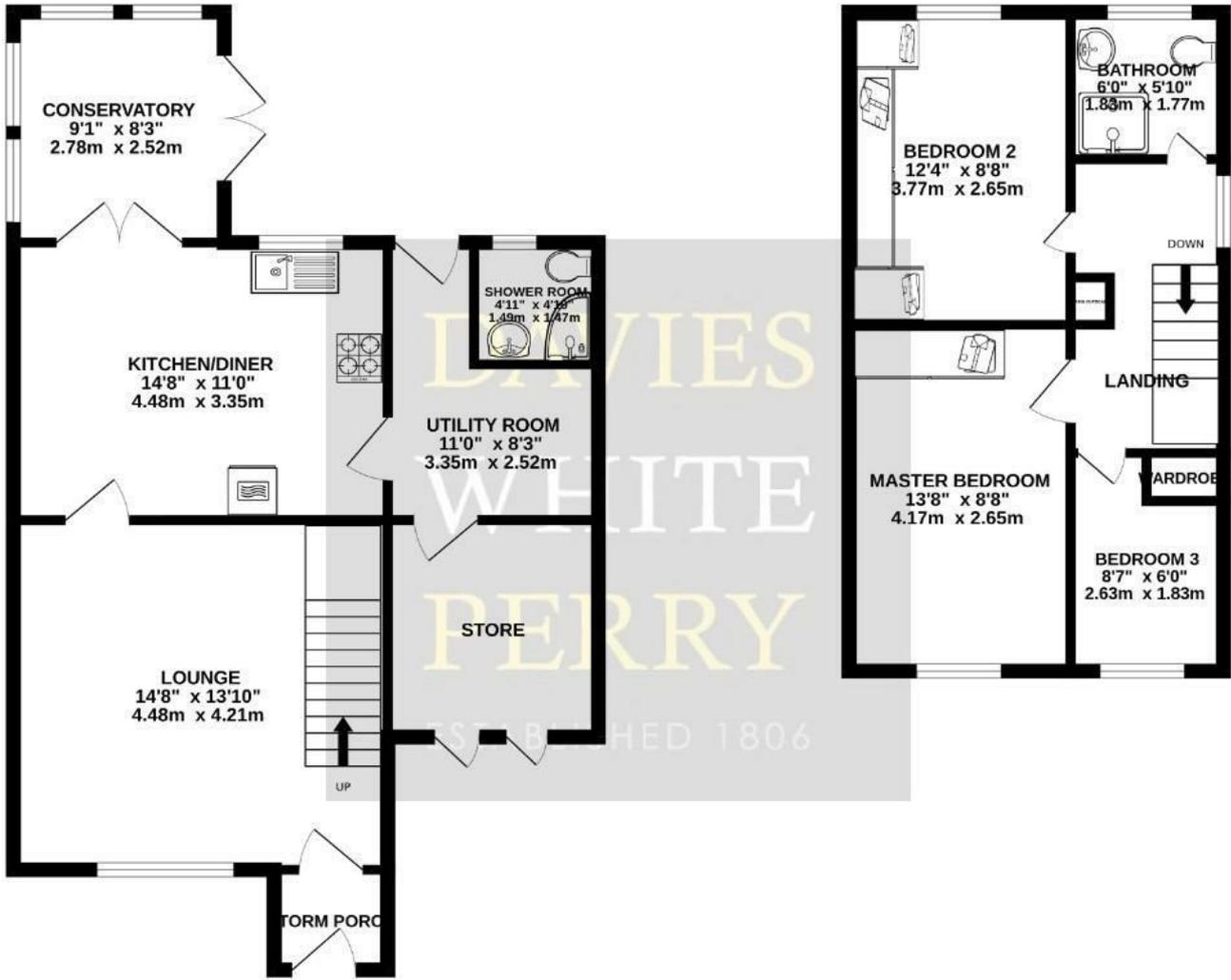
METHOD OF SALE: For Sale by Private Treaty.

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

DIRECTIONS: From our offices in the Newport High Street continue onto Lower Bar, continue onto Chetwynd End, slight right onto Forton Road, turn right onto Chetwynd Grove, turn left to stay on Chetwynd Grove. The property is on the left hand side just as Chetwynd Grove becomes Avondale.

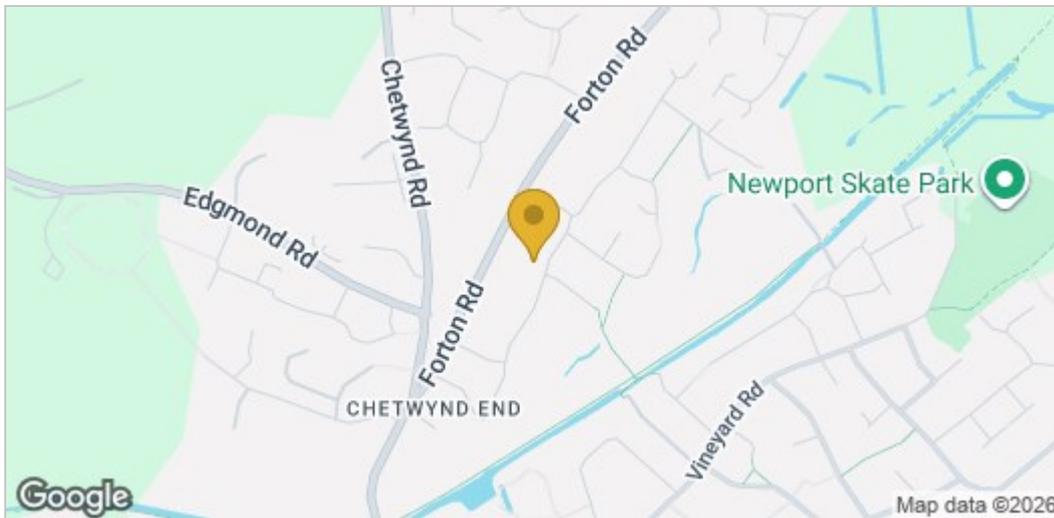
GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1003 sq.ft. (93.1 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		86
(69-80) C		
(55-68) D	66	
(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.