



**13 Meadow View Road,
Newport,
TF10 7NL**

OIRO £250,000

The accommodation comprises an entrance hallway leading to a front-facing lounge and a spacious kitchen/diner fitted with an Indesit Rangemaster oven, with French doors opening onto the rear garden. To the first floor are two double bedrooms, a further single bedroom, and a family bathroom. Externally, the property boasts a large private rear garden, driveway parking, and a single garage. Offered for sale with no upward chain.

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

13'8" x 5'10" (4.19 x 1.80)

A UPVC glazed door leads into the entrance hallway.

LOUNGE

13'0" x 11'1" (3.98 x 3.38)

Overlooking the front garden.

KITCHEN DINER

17'3" x 13'1" (5.27 x 4.01)

A spacious kitchen diner fitted with a range of base and wall mounted units complemented by worktops and tiled splashbacks. The kitchen features an Indesit Rangemaster oven with a five-ring gas hob, a stainless steel sink with drainer and mixer tap, space for a fridge freezer, and a recessed area with plumbing for a washing machine. French doors open onto the rear garden, while an additional external door provides further access to the garden.

FIRST FLOOR

With the airing cupboard and loft hatch access.

MASTER BEDROOM

13'1" x 9'6" (4.01 x 2.90)

A double bedroom overlooking the front of the property.

BEDROOM TWO

10'9" x 10'0" (3.30 x 3.05)

A second double bedroom overlooking the rear garden.

BEDROOM THREE

7'9" x 7'5" (2.37 x 2.28)

A third single bedroom.

FAMILY BATHROOM

6'1" x 5'5" (1.87 x 1.67)

Fitted with a panelled bath featuring a shower mixer tap, a vanity wash hand basin, and a low-level WC. The bathroom is complemented by tiled flooring and partially tiled walls.

REAR GARDEN

The rear garden features a paved patio area with steps leading

down to a generous lawn. A border to the right is planted with a variety of mature shrubs and plants, with established trees at the far end. The garden also benefits from a brick built storage shed adjoining the rear of the garage, together with a convenient access door.

OUTSIDE

At the front of the property, there is a block-paved path leading to the entrance, a tarmac driveway providing off road parking and access to the single garage, and a lawn area bordered by a brick wall.

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 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 1800mbps

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

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

PARKING: Private driveway and garage

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

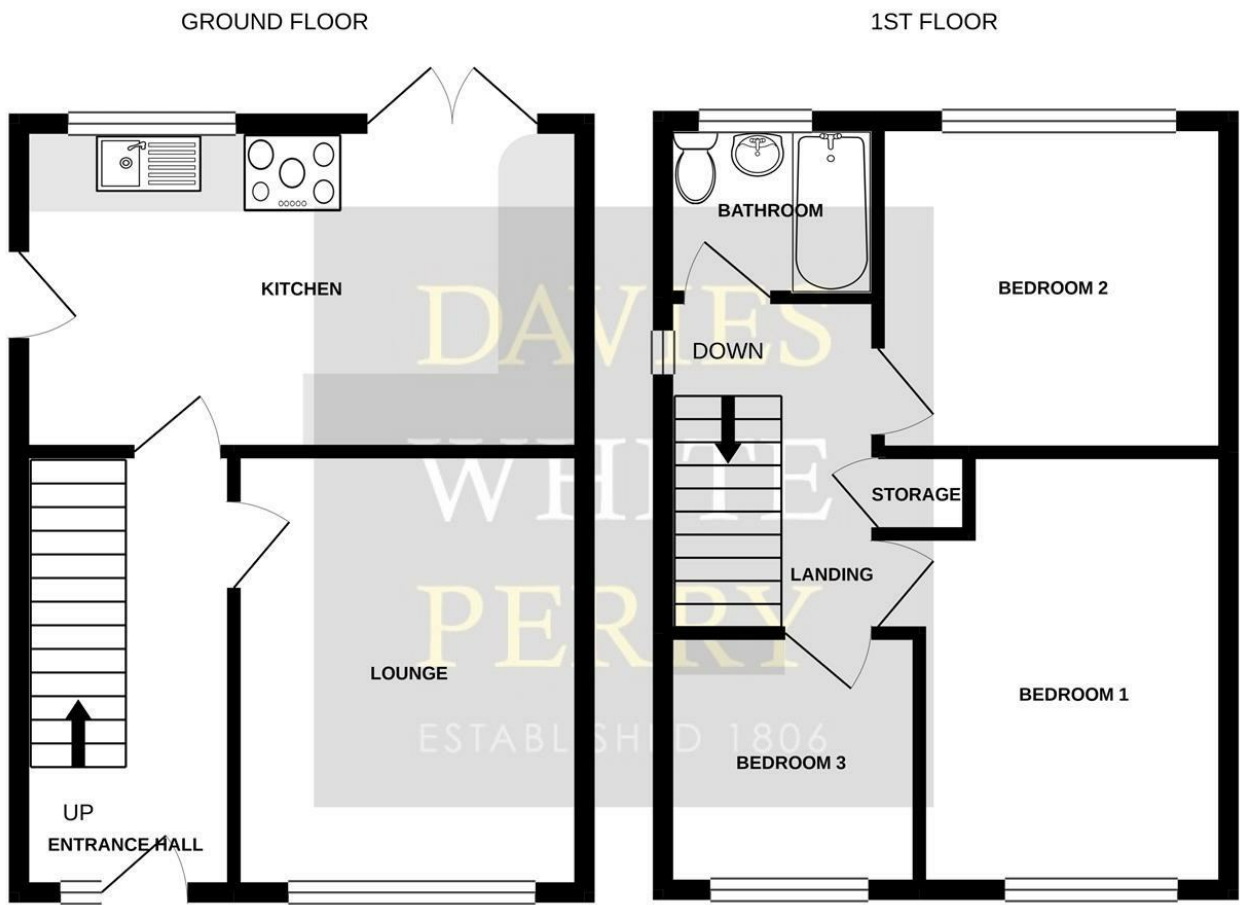
COALFIELD OR MINING AREA: Coal Mining Reporting Area

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

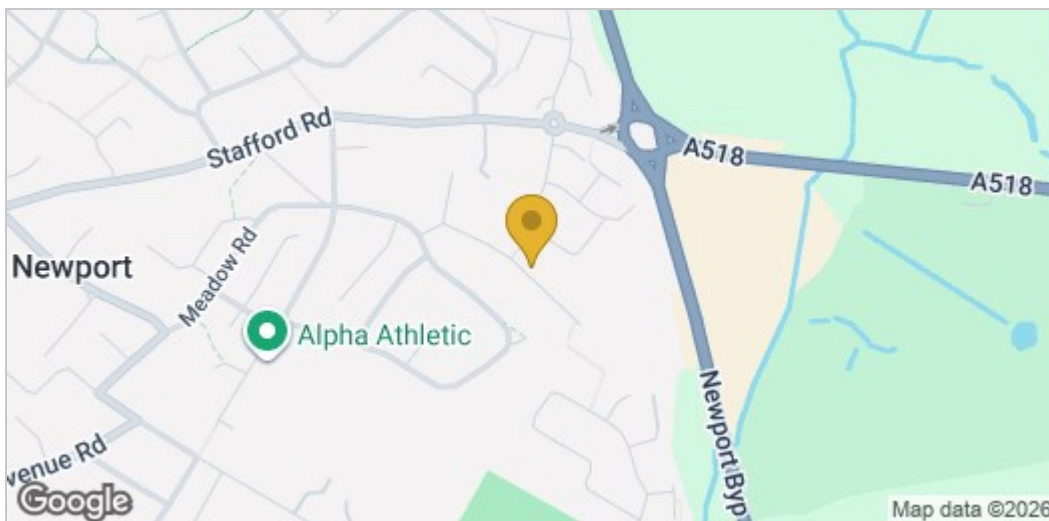
METHOD OF SALE: For Sale by Private Treaty.

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 head north on the high street, at the round about take the second exit onto Stafford Street, turn right onto Broadway, turn left onto Meadow Road, turn left onto Meadow View Road. Property is on the left and can be identified with a For Sale Board.



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	64	
(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.