



Property Details

With its two reception rooms, four double bedrooms, and a well-maintained bathroom, this property has been cleverly configured and offers the perfect blend of comfort and functionality.

Located within walking distance of Newport High Street, the property has a range of eateries, independent shops and leisure facilities on it's doorstep. A good road system connects to the national motorway network and public services are available to most of the principal towns of Shropshire and Staffordshire such as Telford, Stafford and Shrewsbury A very popular property that has always rented out well to student groups.

Ground Floor:

- Hallway, featuring wooden flooring, access to all ground floor living accommodation and stairs to first floor.
- Living Room, carpeted good sized living area with sliding doors leading to the rear garden.
- Dining Room, good sized room with wooden flooring and rear facing UPVC window, radiator and central light fitting.
- Kitchen, stylish room with grey wooden wall and base units topped with black countertops, integrated induction hob and oven with overhead extractor fan and tiled splashback, one and a half sink drainer located beneath one of two windows overlooking the garden, plumbing for further appliances, external access to the garden via a frosted glass UPVC door, internal access to garage.
- Bedroom, front elevation generous size double bedroom with large UPVC window allowing lots of natural light into the room, radiator and central light fitting.
- Garage, integral single garage with an up and over doorway and electricity supply.

First Floor:

- Stairs and Landing, L-shaped carpeted landing giving access to the three bedrooms and bathroom, loft hatch, storage cupboard and window.
- Bedroom One, front elevation double bedroom with built in wardrobe space providing ample storage, UPVC window, radiator and central light fitting.
- Bedroom Two, spacious double bedroom with large UPVC window overlooking the rear garden, radiator and central light fitting.
- Bedroom Three, front elevation double bedroom with UPVC window, radiator and central light fitting.
- Bathroom, a bright modern bathroom featuring a fitted white P-shaped bath and overhead chrome shower with curved glass shower screen, white low level flush WC and basin, chrome towel rail, mirrored vanity cabinet, frosted glass UPVC window, white tiled walls with colour tile details and flush spotlights.

Outside:

Low maintenance garden with patio and raised gravel areas. Front driveway with parking for multiple cars and a further gravel section.

Agent notes:

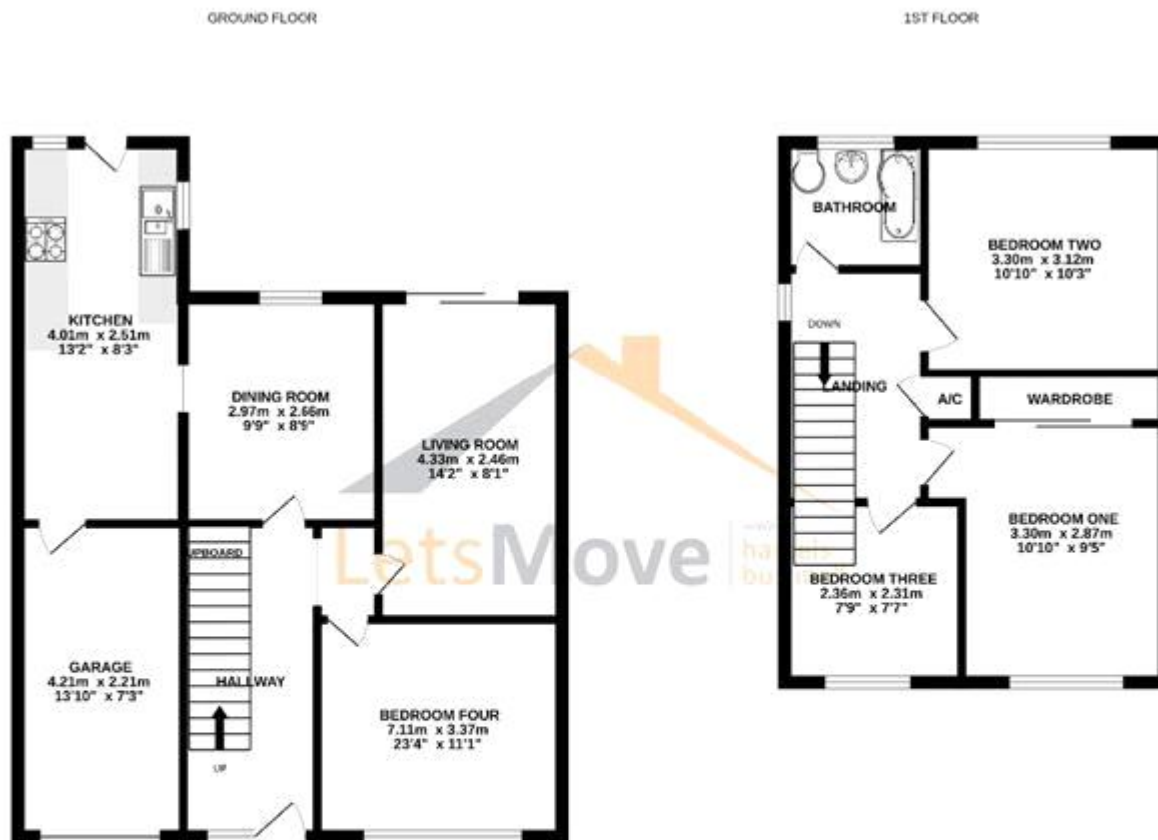
The property is currently tenanted.

Council Tax Band: B

Tenure: Freehold

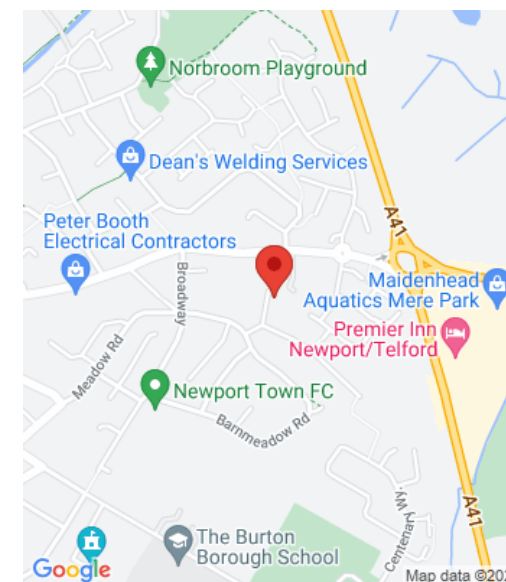


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.