



Property Details

Nestled in a quiet courtyard, this beautifully presented and maintained detached property is ideally situated within walking distance Newport town centre. This modern home is a rare find and sure to suit a variety of buyers with two double bedrooms, two bathrooms, parking and private garden.

Newport has highly regarded primary and secondary schools and a range of pubs, eateries independent shops and supermarkets. The A41 is a commuter link to the M54 and the A518 to Telford. Stafford mainline station provides regular services to London Euston, Birmingham and Manchester.

In Summary The Accommodation Includes:

- Ground Floor:
- Entrance Hall – entering through a partially glazed sage green front door into a wooden floored hallway, with under-stairs storage cupboard and stairs leading to the first-floor accommodation.
 - Living Room – wooden floor continues through into a good-sized living room, with a feature mantelpiece and inset electric fireplace, UPVC French doors provide access to the outdoor patio area and allow lots of natural light into the property.
 - Kitchen Diner – flowing through from the living room, the dining area continues with wooden flooring and meets tiled flooring at the kitchen, the kitchen boasts a plentiful amount of wood-effect wall and base units for ample storage space, integrated fridge freezer, dishwasher and washing machine as well as an Indesit oven and gas hob, single sink and drainer with a window above overlooking the rear patio.
 - WC – grey-tiled room with chrome wall-mounted heated towel rail, white high gloss L-shape units with a basin set into the countertop, low flush WC and large inset mirror.

- First Floor:
- Landing – cream-carpeted space providing access to all first-floor accommodation.
 - Master Bedroom – decent sized room with windows overlooking the front and rear of the property, ample storage space including overbed cupboards and standing wardrobes.
 - En-suite – grey-tiled room with corner shower unit and chrome shower fittings, white gloss WC unit with matching corner basin and vanity unit.
 - Bedroom Two – rear elevation room with cream carpet, radiator below the window which faces over the rear patio and access to the loft via a loft hatch.
 - Bathroom – high gloss white unit with low flush WC and matching standing basin, the bath occupies the length of the room with a chrome handheld shower above, grey patterned tiles and chrome heated towel rail mounted on the wall and a large mirror.

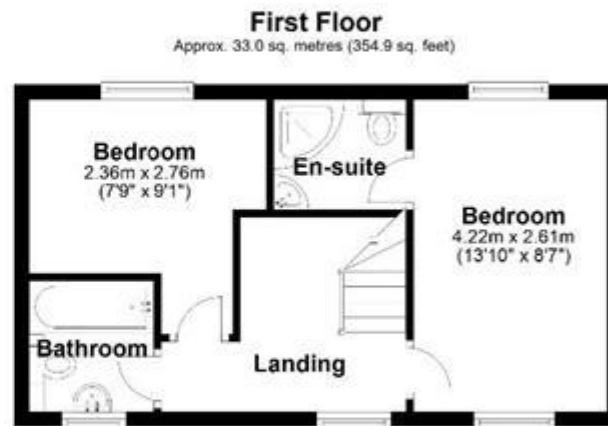
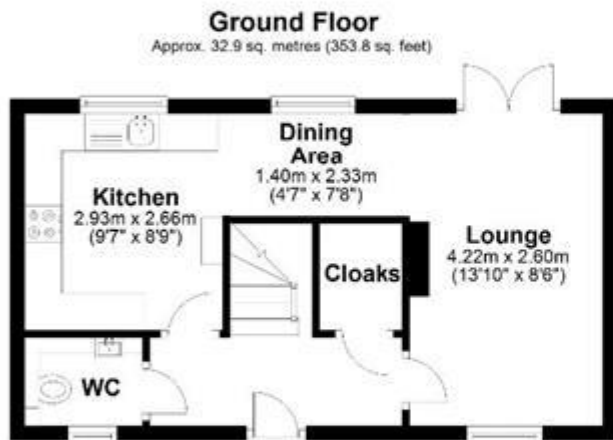
- Outside:
- Garden – easily maintainable rear patio area with gravel borders stretching the length of the property and along the side, wooden gate allowing side access.
 - Front – patio walkway to front door, communal courtyard and alleyway entrance from the high street through secured gate.
 - Parking – designated parking space and a further shared visitor parking space.

Agents Notes...
Tucked away, yet in the heart of the town this property is very private and being detached offers privacy too. The current owner has also recently updated the kitchen and bathrooms which means it really is a turn key opportunity.

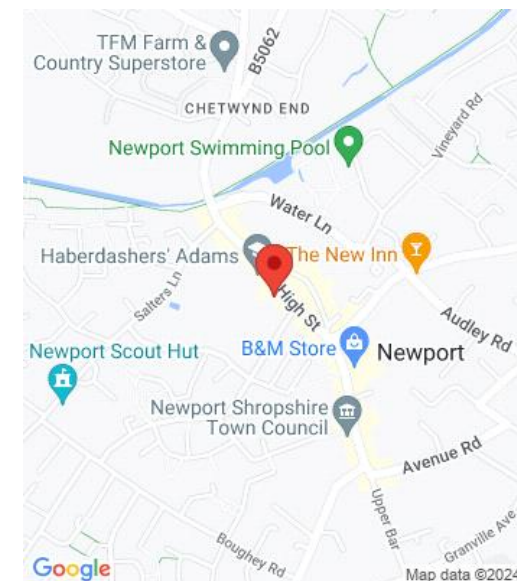
Council Tax Band: B (Telford & Wrekin)
Tenure: Freehold



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.



Total area: approx. 65.8 sq. metres (708.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C	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	

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.