

COUNCIL TAX: The local authority; Telford and Wrekin Council, have yet to allocate a Band.

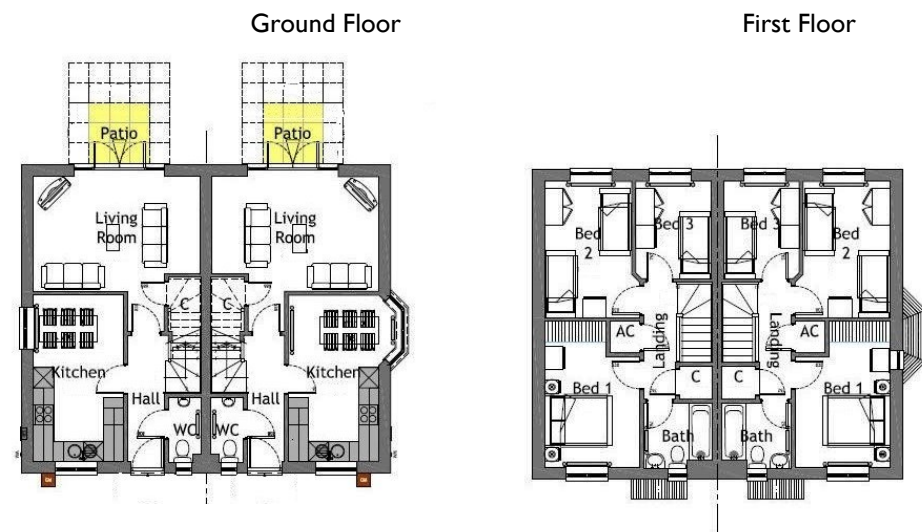
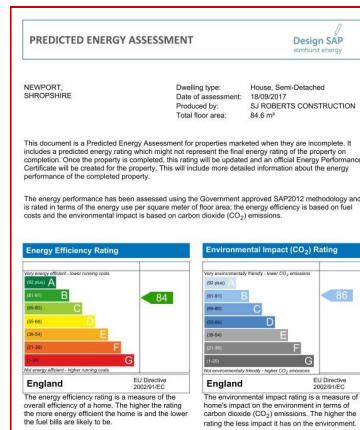
PREDICTED EPC RATING: B (84)

TENURE: We are advised by the Vendors, that the property is held Leasehold (shared ownership scheme), and vacant possession will be given upon completion. Details of the shared ownership scheme available from the agent's offices.

SERVICES: We understand that mains water, electricity, gas and drainage are connected. The home will be heated by a gas fired central heating system.

VIEWING: Strictly by prior appointment with the Agents Newport Office – 01952 812519

DIRECTIONS: From the High Street, proceed past the church into Lower Bar. At the roundabout with the petrol station, take the first left hand turning into Salters Lane. Continue along this road, passing the fire station on your right and the convenience store on your left. After the convenience store, take the next right hand turning into Broomfield Road, continuing to the end of the road, where you will join Pollys Lock. The property can be found at the start of the development, on the right hand side.



Architect's front, rear and side elevations

Agents Notes:

1. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein. If you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property.

2. Please note that we have not checked services available in the vicinity of the property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

3. Our site sizes are quoted in square hectares (or metres) on a boundary to boundary basis to the nearest one thousandth of a hectare (or 100th of a metre). The imperial equivalent (in square yards) is only intended as an approximate guide for those not yet conversant with metric measurements.



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PROPERTY LETTING – TEMPERTONS have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

23-25 High Street, Newport

Tel: 01952 812519



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NEWPORT

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PLOT 33, POLLYS LOCK BROOMFIELD ROAD, NEWPORT, TF10 7TS

BRAND NEW SHARED OWNERSHIP PROPERTY



• **AVAILABLE SHORTLY, THIS STUNNING THREE BEDROOMED SEMI-DETACHED HOME IS OFFERED FOR PURCHASE ON A SHARED OWNERSHIP BASIS, SHARES AVAILABLE FROM 25% ***

- **GOOD SIZED INTERNAL ACCOMMODATION**
- **MODERN FAMILY DINING KITCHEN**
- **FULL DEPTH LOUNGE, DOWNSTAIRS CLOAKS/WC**
- **OFF ROAD PARKING, REAR GARDEN**

meres & mosses
housing association



from £48,750 (for 25% share)

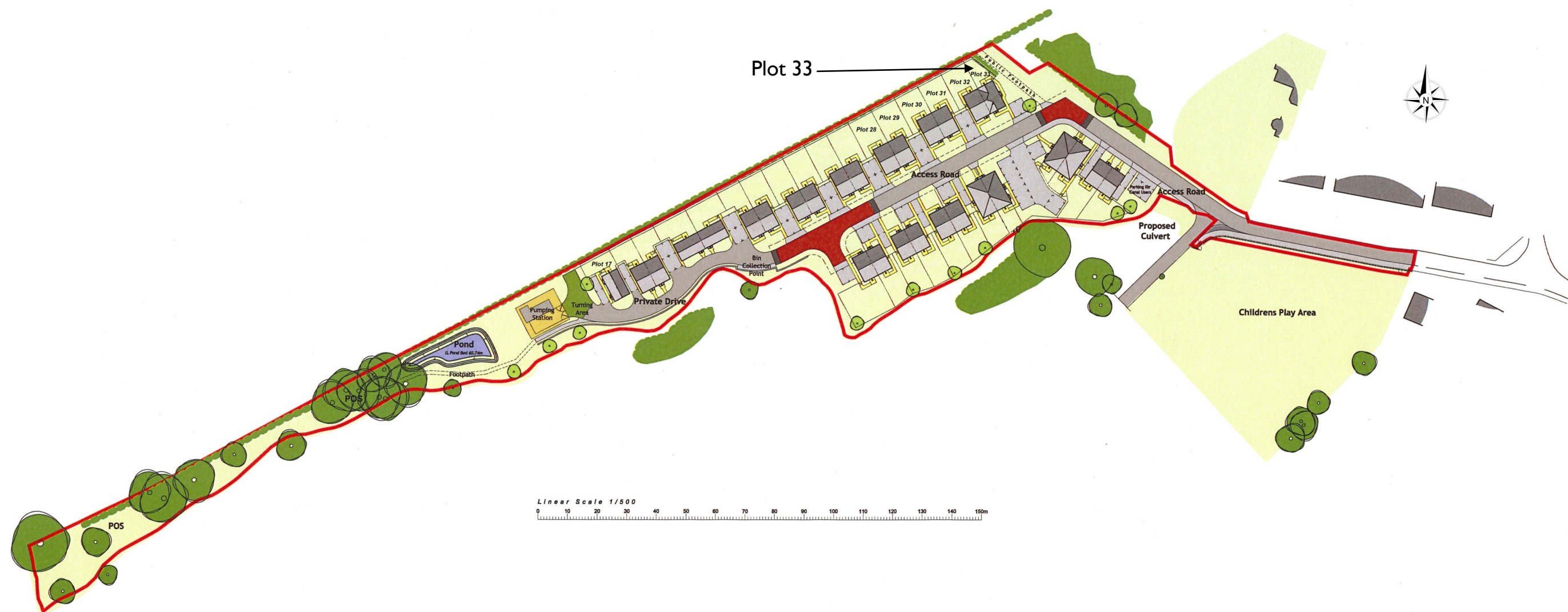
*** subject to eligibility, terms and conditions**

REF. 4861-C



Newport
23-25 High Street
01952 812519

Telford Town Centre
Suite 1, Blount House, Hall Court, Hall Park Way
01952 201700



Number Thirty Three is soon to be available through **Meres and Mosses Housing Association**, available to people **with a local connection** and will be a spacious, three bedroomed semi-detached house, located on the edge of a new development in a popular residential area within the town. This home will be fully double glazed and gas centrally heated, benefitting from fully enclosed rear gardens, with two off road parking spaces in front of the property.

Newport offers a wealth of local amenities, including a range of supermarkets, independent and chain high street shops, thriving weekly market, leisure facilities and schools with excellent OFSTED reports, two of them being selective secondary schools. The property is ideally located within half a mile of the A41, allowing for easy access to the larger towns of Stafford, Telford and Shrewsbury, with their mainline railway stations, links to the M6 and M54 and wider range of amenities.

This well-designed property will be situated fronting the access road, at the edge of the development, briefly comprising a modern style dining kitchen with bay window, generous full width lounge and patio door access to the garden, cloaks/WC downstairs, three good sized bedrooms and modern family bathroom to the first floor with plenty of storage space included within the property. Outside the home will benefit from a good sized driveway providing two off road parking spaces, and a fully enclosed garden to the rear.

Please note that all room sizes given are approximate sizes only, as they have been taken from the architect's plan - therefore, there may be some slight variations to dimensions in the finished home.

In more detail, the accommodation comprises:



A canopy porch with glazed front door will open into the **HALLWAY** with useful under-stairs storage cupboards.

GUEST CLOAKS/WC: having close coupled WC, wash hand basin with white tiled splashback, panelled radiator, side aspect patterned glazed window and non-slip vinyl flooring.

FAMILY DINING KITCHEN: 5.20m x 2.80m average, plus bay (17'1" x 9'2") comprising a range of modern 'Napoli Cream' fronted Rixonway units of base and wall mounted cupboards and drawers with stainless steel handles, beige coloured, 'granite' effect work surfaces and upstands. Splashbacks will be finished in stainless steel and the floor with 'Drift Brown' ceramic tiles. Oven, hob and extractor fan. Panelled radiator, front aspect flat window and side aspect bay window.

FULL WIDTH LOUNGE: 5.20m x 3.70m max (17'1" x 12'1") with rear aspect 'French' style patio doors with matching side windows, opening to the garden. Panelled radiator.

Stairs from the Hallway rise to the first floor **LANDING** having access hatch to loft space. Two built in storage cupboards.

BEDROOM ONE: 4.20m x 2.73m (13'9" x 8'11") with front aspect window and panelled radiator.

BEDROOM TWO: 3.93m x 2.53m (12'10" x 8'3") with rear aspect window and panelled radiator.

BEDROOM THREE: 2.80m x 2.67m (9'2" x 8'10") with rear aspect window and panelled radiator.

FAMILY BATHROOM: 2.00m x 1.67m (6'6" x 5'6") having a complete white suite comprising panelled bath and pedestal wash hand basin with white tiled splashbacks and close coupled WC. Non-slip vinyl floor, panelled radiator and side aspect patterned glazed window.

OUTSIDE: the property will be approached off Pollys Lock over a tarmacadamed driveway providing off road parking for two vehicles. The front garden will consist of a shaped lawn area to the side. A wooden fence with wooden side gate and stock proof fencing will open to the rear garden, which will feature a patio area.

