



DIRECTIONS: from Newport High Street, take the Wellington Road towards the edge of town, passing the Wellington Road Doctors' Surgery on the left hand side and the Newport Girls High and Moorfield Schools on the right hand side. Turn next right into Greenfields Drive, where number 52 can be round on the right hand side.

AGENTS NOTES:

- 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.
- Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.
- Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent (included in brackets and correct to within 3 inches) is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fittings or new carpets etc.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suite all requirements. Details of fees given without obligation.

PROPERTY LETTING - Tempertons have considerable experience in the letting and management of all types of residential property. Further details available without obligation.

Energy Performance Certificate			
52, Greenfields Drive, NEWPORT, TF10 7FF			
Dwelling type:	Detached house	Reference number:	0568-2017-7381-0223-0000
Date of assessment:	14 September 2017	Type of assessment:	S407 - new building
Date of certificate:	14 September 2017	Total floor area:	93 m ²
Use this document for:			
* Compare current ratings of properties to see which properties are more energy efficient			
* Find out how you can save energy and money by making improvement measures			
Estimated energy costs of dwelling for 3 years:		£ 848	
Over 3 years you could save:		£ 84	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 120 over 3 years	
Heating	£ 621 over 3 years	£ 621 over 3 years	
Hot Water	£ 107 over 3 years	£ 107 over 3 years	
Totals	£ 848	£ 844	You could save £ 4 over 3 years
These figures show how much the average household would spend on this property for heating, lighting and hot water and to not based on energy used by individual households. This excludes energy used for hot water, air conditioning and cooling, and electricity generated by micro-generation.			
Energy Efficiency Rating			
The graph shows the current energy efficiency of your home.			
The higher the rating the lower your bill are likely to be.			
The potential rating shows the effect of undertaking the improvements on page 2.			
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).			
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.			
Actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Potential savings over 3 years	
1. Solar water heating	£4,000 - £8,000	£ 84	
2. Solar photovoltaic panels, 2.5 kWp	£3,000 - £8,000	£ 840	



23-25 High Street, Newport

Tel: 01952 812519



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NEWPORT
01952
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**52 GREENFIELDS DRIVE
NEWPORT, SHROPSHIRE, TF10 7FF**



IMMACULATELY PRESENTED ACCOMMODATION

- A MODERN TWO BEDROOMED, SEMI-DETACHED HOUSE, ON A POPULAR NEW DEVELOPMENT
- WELL DESIGNED, LIGHT AND AIRY ACCOMMODATION
- GOOD SIZED LOUNGE WITH UNDERSTAIRS STORAGE
- OFF ROAD PARKING FOR TWO VEHICLES
- FULL WIDTH DINING KITCHEN
- TWO FULL WIDTH BEDROOMS
- FULLY ENCLOSED REAR GARDEN

£154,950 region

REF. 5148



Newport
23-25 High Street
01952 812519

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

Fifty Two Greenfields Drive is a semi-detached modern family home, built to the Alnwick design by Persimmon Homes in 2017. This well presented, two bedroomed house is located in a popular residential location in Newport, within convenient walking distance of primary and secondary schools, two doctors' surgeries and less than a mile from the main Newport High Street.

The property occupies a lovely position on the development, with the rear of the property overlooking gardens. The rear garden has been landscaped for low maintenance, having an attractive sunken block paved seating / entertaining area. The accommodation is decorated with fresh magnolia walls and contemporary pale taupe carpets and wood effect vinyl throughout, providing a home which is ready to move straight into. The internal accommodation includes a spacious lounge, downstairs cloaks/WC, modern dining kitchen with patio doors to the rear garden, two full width bedrooms and modern family bathroom. Outside, there is off road parking for two vehicles.

Being very well presented, this property is highly recommended for an internal viewing

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.

The home offers modern, well-appointed accommodation with gas central heating and uPVC double glazed windows throughout, in more detail comprising:

Double glazed panelled front door, into

HALLWAY: with panelled radiator and access to lounge and stairs.

GUEST CLOAKROOM: having modern white suite comprising pedestal wash hand basin and tiled splash back, close coupled WC, panelled radiator and front aspect patterned glazed window. Vinyl flooring. Mid-height electric consumer unit.

LOUNGE: 4.62m max x 2.84m max (15'2" x 9'4") with front aspect window, panelled radiator and useful understairs storage cupboard.



FULL WIDTH DINING KITCHEN: 3.87m x 2.49m (12'8" x 8'1") a lovely light room with modern fitted cabinets of 'Porto Breeze' matt fronted base and wall mounted cupboards and drawers with contrasting work surfaces and upstands. Inset stainless steel 1 1/2 bowl sink and drainer unit. Built-in fan assisted Electrolux oven and grill having separate 4 ring gas hob above, contemporary glass splashback and pull-out extractor cooker hood. Space and plumbing provision for dishwasher and washing machine. Space for upright fridge freezer. Panelled radiator. Concealed wall mounted Logic combination gas boiler. Vinyl flooring. Rear aspect window and 'French' style doors opening to the garden.

Turned stairs rise from the Hallway to the first floor **LANDING** having access hatch to loft space.

BEDROOM ONE: 3.89m max x 2.58m max (12'9" x 8'5") having two front aspect windows, panelled radiator and built-in overstairs storage cupboard, having slatted wooden shelf and hanging rail.

BEDROOM TWO: 3.87m x 2.52m (12'8" x 8'3") having panelled radiator and rear aspect window.

MODERN FAMILY BATHROOM: 1.91m x 1.68m (6'3" x 5'6") having a complete white suite, comprising panelled bath with tiled surround, thermostatic shower over and glass modesty screen. Pedestal wash hand basin with tiled splashback and close coupled WC. Panelled radiator, vinyl flooring and extractor fan.

OUTSIDE: The property is approached from Greenfields Drive over a tarmac surfaced driveway, providing parking for two vehicles. A pathway leads through a gate to the fully enclosed rear garden. This area has been landscaped for low maintenance and well maintained, having a full width slabbed patio with adjacent sunken block paved seating area, surrounded by raised gravel borders. The garden is fully enclosed with timber fencing, giving it a very private aspect.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band B.

TENURE: We are advised by the Vendors, that the property is freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, gas, electricity and drainage are connected.

EPC RATING: B (82)

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

