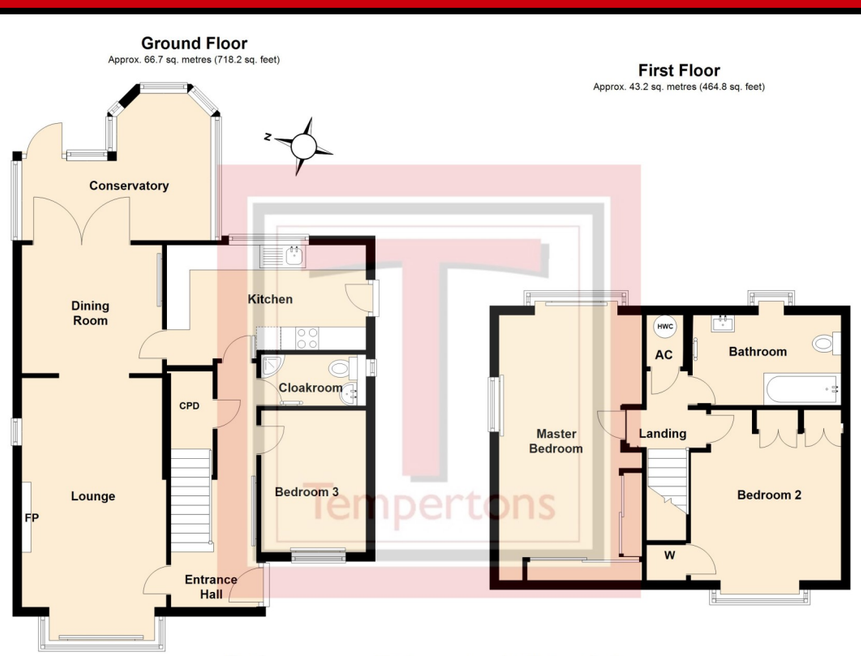


Total area: approx. 109.9 sq. metres (1183.0 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which has been carried out for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the property.
Plan produced using PlanUp.





SERVICES: We understand that mains water, electricity, gas and drainage are connected. The home is 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 into New Street on the left hand side, continue past the car park on the right hand side and over the cross roads. Take the next left hand turning into Sandiford Crescent, following the road to the end, where it joins Roddam Court. Smallwood Court is a small cul-de-sac at the end of the road. By foot, from the High Street, take the footpath alongside the Smallwood Lodge, following it until it joins Roddam Court, where you can see Smallwood Court on the right hand side.

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 tested the equipment/appliances and services in the property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

3. 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 fitments 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.

Tempertons

23-25 High Street, Newport **Tel: 01952 812519**

Tempertons

www.tempertons.co.uk

Estate Agents • Surveyors • Valuers

NEWPORT 01952 812519

2 SMALLWOOD COURT
NEWPORT, SHROPSHIRE, TF10 7NH



DELIGHTFUL SITUATION, CLOSE TO TOWN

- **EXCEPTIONALLY WELL PRESENTED, TWO/THREE BEDROOMED LINK DETACHED HOUSE**
- **SUPERB LOCATION, WALKING DISTANCE FROM HIGH ST**
- **UPVC DOUBLE GLAZED P-SHAPED CONSERVATORY**
- **FULLY ENCLOSED REAR GARDENS WITH SUNNY ASPECT**
- **LOUNGE AND DINING ROOM**
- **REFITTED FAMILY BATHROOM**
- **GARAGE AND PARKING**

£275,000 region

REF. 5020

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01952 812519

Telford Town Centre
14 Hazledine House
01952 201700

Number two is one of three architecturally designed houses, set in a small courtyard, close to the centre of the market town of Newport. There is direct pedestrian access to the High Street from the property and vehicular access via Roddam Court. This exceptionally well presented link-detached, two / three bedroomed family home is double glazed and gas centrally heated, benefitting from generously proportioned accommodation and fully enclosed, sunny aspect, walled gardens.

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 accommodation briefly comprises lounge with archway through to the dining room, conservatory, kitchen, shower room and third bedroom / study to the ground floor. Upstairs, there are two, large double bedrooms and refitted family bathroom. Outside are fully enclosed side and rear garden, and to the front an open plan style garden, with off-road parking for at least two vehicles and single (semi -detached) garage.

To fully appreciate the internal accommodation of this home, **an early viewing is highly recommended**.

The main accommodation comprises in more detail:

An open-fronted canopied porch has a partially glazed front door opening into the **ENTRANCE HALL** with front aspect obscure glazed window, panelled radiator and useful shelved understairs storage cupboard, having light and coat hooks.

LOUNGE: 4.97m (5.61m into bay) x 3.14m max (16'9" (18'5") x 10'3") with front aspect bay window. Feature fireplace with wooden surround, marble effect insert and shaped hearth and inset coal effect 'living flame' gas fire. Panelled radiator. An archway opens into the

DINING ROOM: 3.27m x 3.14m (10'8" x 10'3") with panelled radiator and sliding patio doors opening into the

P-SHAPED DOUBLE GLAZED CONSERVATORY: 3.97m x 1.82m opening to 2.84m max (13'0" x 5'11" - 9'3") with paddle fan ceiling light and single width door opening to the rear garden.

L-SHAPED KITCHEN: 4.28m max x 3.26m max (2.27m min) (14'0" x 10'8" (7'5")) having a range of beech effect fronted fitted units comprising base and wall mounted cupboards and drawers with contrasting work surfaces over and complementary tiled splashbacks. Inset stainless steel 1½ bowl sink and drainer, with water softener unit below. Inset Bosch 4 ring ceramic hob with extractor hood over and built in eye level Bosch double oven. Integrated dishwasher, washing machine and fridge. Space for upright fridge/freezer. Vinyl floor, panelled radiator and rear aspect window. Side aspect partially glazed door to the rear garden.





















REFITTED SHOWER ROOM: 2.25m x 1.53m (7'4" x 5'0") being fully tiled to two walls and having white suite comprising corner shower cubicle with Triton electric shower and curved sliding glass doors, WC with concealed cistern and wash hand basin set into contemporary vanity unit. White ladder radiator and laminate, tile effect flooring. Side aspect obscure glazed window.

BEDROOM THREE / STUDY: 3.07m x 2.28m (10'1" x 7'5") currently used as a study, having front aspect window and panelled radiator.

Stairs from the hallway lead to the first floor **LANDING** having access hatch to loft space and built-in shelved AIRING CUPBOARD, housing the hot water cylinder.

BEDROOM ONE: 5.92m (6.45m into dormer) x 3.72m (19'5" (21'2") x 10'3") being dual aspect, with rear aspect and side aspect windows. A range of fitted wardrobes with hanging rails and shelves and sliding mirrored doors to two walls. Useful under-eaves storage cupboard and panelled radiator.

BEDROOM TWO: 3.72m (4.31 into dormer) x 3.29m (12'2" (14'1") x 10'9") having built-in overstairs cupboard, fitted with hanging rail. Two double width fitted wardrobes to one wall. Panelled radiator and front aspect window.

REFITTED BATHROOM: 3.31m x 1.96m (2.57m into dormer) (10'10" x 6'5" (8'5")) being half tiled with a complete modern white suite comprising panelled bath, close coupled WC, pedestal wash hand basin and white ladder radiator. Rear aspect obscure glazed window.

OUTSIDE: The property is approached from Roddam Court over a shared tarmacadamed driveway, (shared with numbers 1 and 5) leading to a brick single **GARAGE: 5.45m x 2.86m (17'10" x 9'4")** having a metal up and over door, power, lighting, side aspect window and courtesy door to the garden. The front garden is laid to the open plan style, with a well maintained lawn and borders of established shrubs and perennials. A wrought iron gate provides access to the side and rear gardens, which are fully enclosed with brick walls. The garden to the side is divided into two sections, one being a well maintained vegetable garden with the other being a lawned area, again having well stocked borders of shrubs and perennials. Timber shed. A paved pathway with side border of shade loving shrubs takes you to the fully enclosed rear garden, having a very private aspect. This area of the garden is laid mainly to lawn, with shaped borders of shrubs and perennials and small slabbed patio areas.

COUNCIL TAX: We are advised by the local authority; Telford and Wrekin Council, that the property is Band D.

EPC RATING: TBC

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

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