



Helping *you* move



5 Centenary Way, Newport, TF10 7GW

A beautifully presented, spacious and modern Four Bedroom Family Home, ideally situated for Newport Town Centre, commuter routes and local amenities. This stunning property offers well-planned accommodation and features a stylish Kitchen. The property combines comfort, convenience, and contemporary living in a prime location.

Offers in the Region of
£375,000

5 Centenary Way, Newport, TF10 7GW

Overview

- Spacious Detached Family Home
- Four Bedrooms, Main with En-Suite
- Entrance Hall
- Ground Floor W.C. Cloakroom
- Spacious Kitchen Dining Room
- Utility Room
- Lounge
- Dining Room
- Family Bathroom
- Garage
- Electric Car Charging Point
- Rear Gardens with Patio and Lawns
- Council Tax Band D
- EPC Rating - B



BRIEF DESCRIPTION

A beautifully presented, modern, and spacious Family Home, ideally situated for local amenities, commuter routes, and Newport Town Centre. This stunning property offers well-planned accommodation, including an inviting Entrance Hall, a convenient WC/Cloakroom, a bright and airy Lounge, and a separate Dining Room - currently used as an Office/Playroom. The stylish Kitchen features a Dining Area, perfect for family gatherings. Upstairs, a generous landing leads to Four well-proportioned Bedrooms, all with fitted wardrobes, including a Main Bedroom with an En-Suite, and a Family Bathroom. Externally the property has Parking to the side leading to a Detached Garage and Rear Gardens are laid to lawn.

LOCATION

The property is just 1.3 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.

SERVICE CHARGE: We confirm there is a Management Fee payable to Lambert Smith Hampton Group. This is currently £168.92 per annum. This is for the upkeep of the communal areas including trees and grassed areas.



Your **Local** Property Experts
01952 820 239

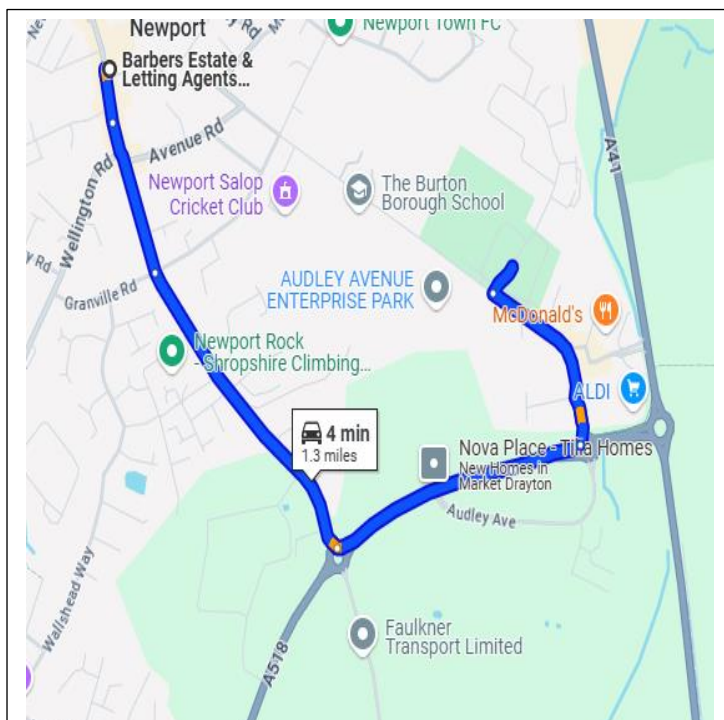


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office, head south on the High Street and continue onto Upper Bar then onto Station Road. At the roundabout, take the 1st exit onto A518 and at the next roundabout, take the 1st exit onto Audley Ave. Go through one roundabout then turn right onto Centenary Way, where the property will be located on the left hand side.

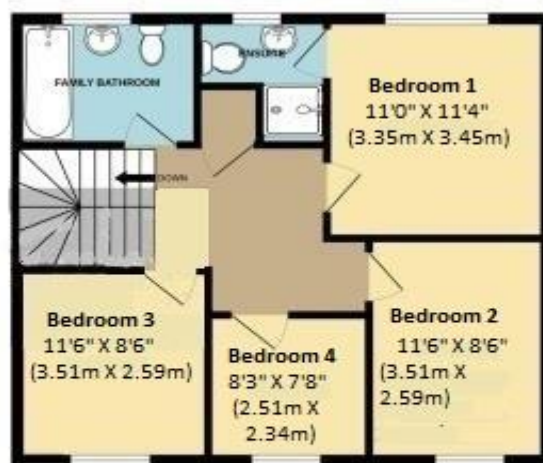
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq.ft. (106.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
Made with Metaplan ©2023



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.
Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ
Tel: 01952 820 239
Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.