

## 1 Greenfields Drive, Newport, TF10 7FF

### Online Details for Approval

Please find below the property descriptions and individual room sizes for your approval – and please can you check that we have the correct information in the Directions, Services and Location sections.



### Summary Description

Website And Portal Summary A well located Four Bedroom Detached Family Home offering Enhanced Parking to the front of the property and having spacious accommodation throughout. The property also has the benefit of an Integral Garage and Good Sized Rear Gardens with Patio Area.

## Features

|           |                                   |            |  |
|-----------|-----------------------------------|------------|--|
| Feature 1 | Modern Detached Family Home       | Feature 6  | En-Suite Bathroom and Family Bathroom  |
| Feature 2 | Four Bedrooms                     | Feature 7  | Integral Garage, Enhanced Parking Area |
| Feature 3 | Popular Location                  | Feature 8  | Rear Garden with Good Size Patio Area  |
| Feature 4 | Entrance Hall, Ground Floor W.C.  | Feature 9  | Council Tax Band D                     |
| Feature 5 | Kitchen Dining Room, Utility Room | Feature 10 | EPC Rating - C                         |

## Full Description

| Room Name         | Room Description  | Action |
|-------------------|---|--------|
| BRIEF DESCRIPTION | <p>A nicely located Detached Family Home offering excellent Enhanced Parking to the front of the property and having spacious accommodation throughout. The accommodation comprises: Entrance Hall, Lounge with wide entrance to Open Plan Kitchen Dining room, Utility and Ground Floor WC. The first floor has Main Bedroom with En-Suite and 3 further spacious Bedrooms and a Family Bathroom. The property also has the benefit of an Integral Garage and Good Sized Rear Gardens</p>                  |        |
| LOCATION          | <p>The property is just 0.6 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.</p> <p>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.</p> |        |
| ACCOMMODATION     |   |        |

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|--|--|
| STORM PORCH  | With glazed panel front door to:   |
| ENTRANCE HALL  | With radiator, smoke alarm and door through to:  |
| LOUNGE<br>15' 9" x 11' 0"<br>(4.8m x 3.35m)  | With radiator, double entrance way through to:   |
| KITCHEN DINING<br>ROOM<br>18' 5" x 10' 4"<br>(5.61m x 3.15m)   | With a range of attractive flat front units comprising of base cupboards and drawers with wood effect work surfaces over, peninsula unit with space for fridge and freezer, space for dishwasher, built in electric oven, inset four burner gas hob unit with extractor hood over, tiled floor, double radiator and double set of French doors leading to rear garden. Good sized walk in larder under stairs storage cupboard, door through to: |
| UTILITY ROOM<br>7' 1" x 5' 2" (2.16m x 1.57m)  | With half glazed door to the side of the property and pathway leading to the garden and the front. Work surface under which is space and plumbing for automatic washing machine, wall mounted Ideal Logic gas combi central heating boiler, door to:   |
| GROUND FLOOR<br>W.C.   | With corner wash hand basin, low level W.C. and radiator.  |
|  | Stairs rise from Hallway to:   |
| FIRST FLOOR<br>LANDING   | The landing is a good size with loft access, airing cupboard with slatted shelving and smoke alarm.  |
| BEDROOM ONE<br>11' 1" x 10' 9 Plus<br>Deep Recess for<br>Double Wardrobe<br>and Door Recess<br>back to the Landing<br>" (3.38m x 3 | With radiator.   |
| EN-SUITE<br>BATHROOM   | With pedestal wash hand basin, shower cubicle with glazed folding doors and mains shower unit, pedestal wash hand basin, low level W.C., radiator and extractor fan.   |

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|---|---|
| BEDROOM TWO<br>12' 2" x 9' 2"<br>(3.71m x 2.79m)    | With radiator, overlooking the front of the property.   |
| BEDROOM THREE<br>9' 7" x 9' 2" (2.92m<br>x 2.79m)   | With radiator and overlooking the rear of the property.   |
| BEDROOM FOUR<br>9' 7" x 7' 4" (2.92m<br>x 2.24m)    | With radiator.  |
| BATHROOM  | With walk in shower, curtain rail, electric shower unit, wash hand basin, low level W.C., radiator, extractor fan, tiling on two walls.   |
| EXTERNALLY  | <p>To the front of the property there is a tarmac driveway and a brick paviour side parking area and to the side of this is a cultivated garden area.</p> <p>The rear garden has the benefit of a good sized patio area together with lawned gardens and panel fencing to all sides.</p>  |
| INTEGRAL GARAGE<br>16' 1" x 8' 7" (4.9m<br>x 2.62m) | With concrete floor, metal up and over door, electric light and power.  |
| TO VIEW THIS PROPERTY                               | 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   |
| DIRECTIONS  | From our office head south on the High Street, continue onto Upper Bar then turn right onto Wellington Road, turn right onto Greenfields Drive and the property will be located on the left hand side.  |
| 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 |

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|-------------------------|--|
|                         | broadband checker website.<br><a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>  |
| LOCAL AUTHORITY         | Telford & Wrekin Council, Southwater One,<br>Southwater Square, Southwater Way, Telford, TF3<br>4JG. Tel: 01952 380000   |
| EPC RATING - C-79       | The full energy performance certificate (EPC) is<br>available for this property upon request.  |
| PROPERTY<br>INFORMATION | We believe this information to be accurate, but it<br>cannot be guaranteed. The fixtures, fittings,<br>appliances and mains services have not been tested.<br>If there is any point which is of particular<br>importance please obtain professional confirmation.<br>All measurements quoted are approximate. These<br>particulars do not constitute a contract or part of a<br>contract.  |
| AML REGULATIONS         | We are required by law to conduct anti-money<br>laundering checks on all those buying a property.<br>Whilst we retain responsibility for ensuring checks<br>and any ongoing monitoring are carried out<br>correctly, the initial checks are carried out on our<br>behalf by Movebutler who will contact you once<br>you have had an offer accepted on a property you<br>wish to buy. The cost of these checks is £30 (incl.<br>VAT) per buyer, which covers the cost of obtaining<br>relevant data and any manual checks and<br>monitoring which might be required. This fee will<br>need to be paid by you in advance, ahead of us<br>issuing a memorandum of sale, directly to<br>Movebutler, and is non-refundable. |
| TENURE                  | We are advised that the property is Freehold and<br>this will be confirmed by the Vendors Solicitor<br>during the Pre- Contract Enquiries. Vacant<br>possession upon completion.   |
| METHOD OF SALE          | For Sale by Private Treaty.  |

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