



Helping *you* move



83 Centenary Way, Newport, TF10 7GW

A Well Located Modern Property, offering Three Spacious Bedrooms over Two Floors, with an En Suite to the Main Bedroom as well as a Family Bathroom. Downstairs features a Living Room and a Kitchen with Double Doors out to the Patio and Garden area. The property also benefits from Driveway Parking for Two Cars.

Offers in the Region of
£242,500

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Overview

- Modern End of Terrace Home
- Ideal for Newport's Schools and Amenities
- Three Bedrooms Over Two Storeys
- Modern Kitchen
- Ground Floor W.C.
- Lounge
- Stylish En-Suite
- Family Bathroom
- Enclosed Rear Garden with Patio Area
- Driveway Parking for Two Cars
- Council Tax Band C
- EPC Rating - B



BRIEF DESCRIPTION

A Modern, Three Bedroom Property situated in close proximity to Newport Town Centre and its amenities. Boasting Three Generous Bedrooms across Two Floors. At the top you will find the Principal Bedroom with a smart En Suite including a walk in shower. On the middle floor there are Two further Bedrooms of good size, and a stylish Family Bathroom. Downstairs, a Lounge leads through to the Hallway, off which is a useful Ground Floor WC. The Kitchen is to the rear and features modern units as well as double doors leading out to the rear garden, which also benefits from a large patio. To the front, there is Driveway Parking for Two Cars.

LOCATION

The property is just 1.5 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.



Your Local Property Experts

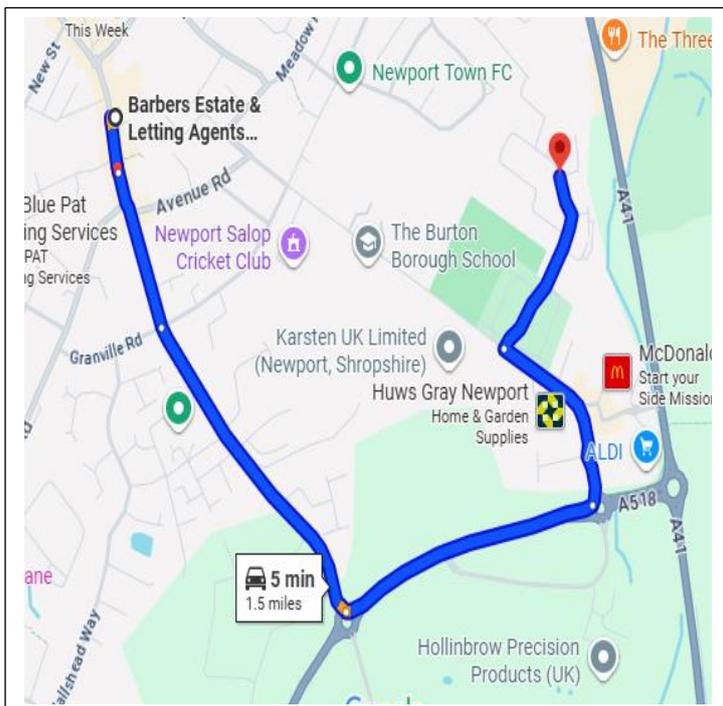
01952 820 239



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

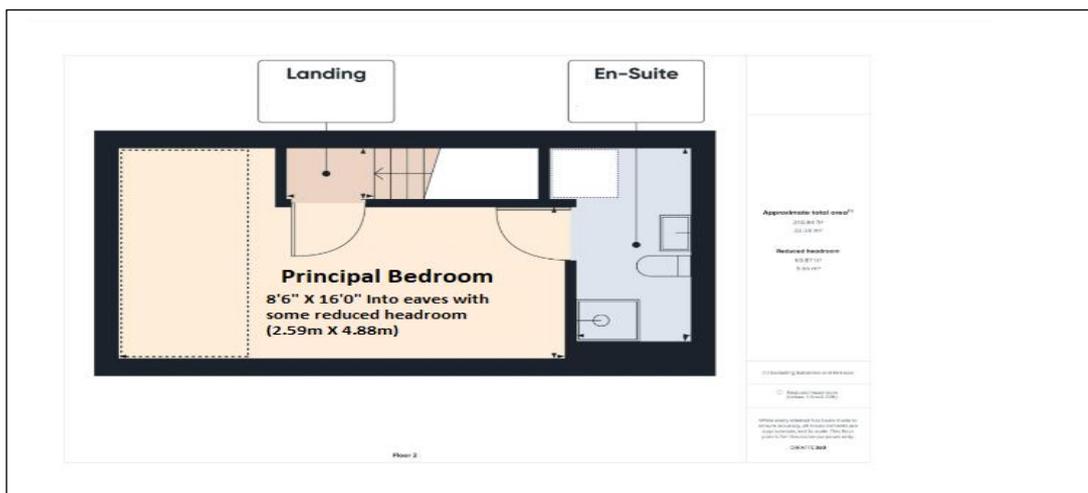
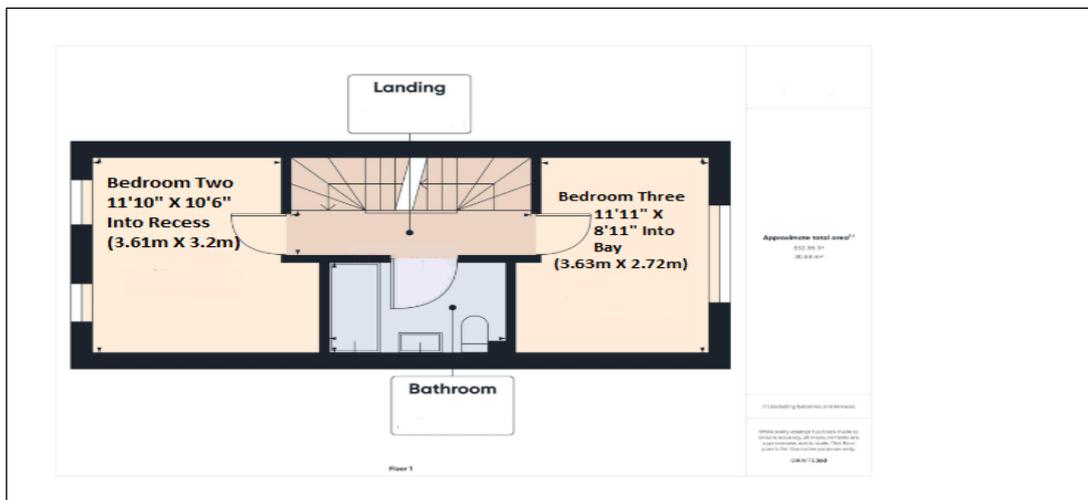
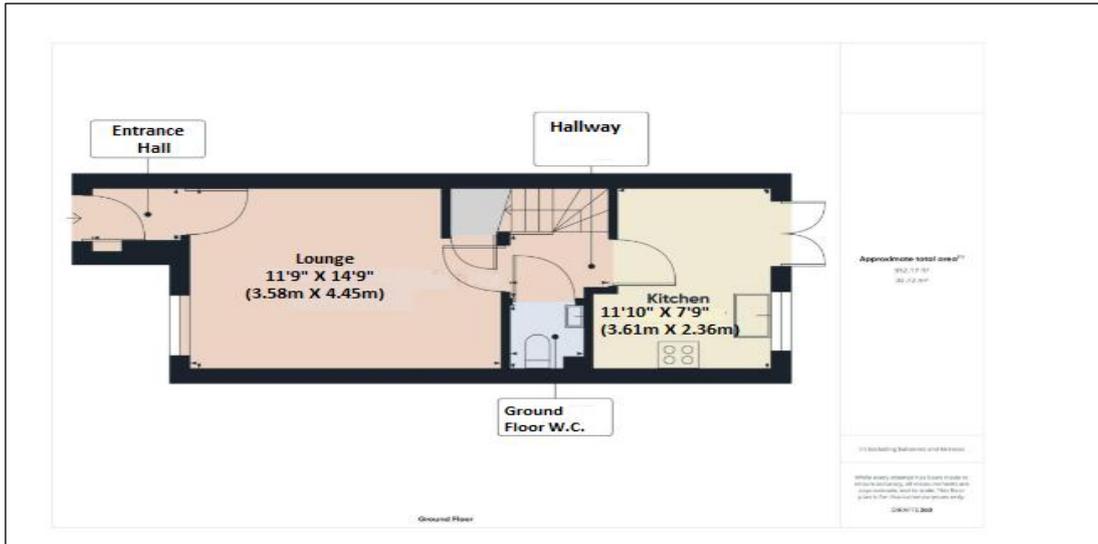


DIRECTIONS: From our office head south on High Street, continue onto Upper Bar, continue onto Station Road. At the roundabout, take the 1st exit onto A518. At the next roundabout, take the 1st exit onto Audley Ave, go through 1 roundabout then turn right onto Centenary Way then take the second left, follow the road around and the property will be located on the right hand side as identified by our For Sale Board.

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.

SERVICE CHARGE: We confirm there is a Service Charge on the property which is currently £14.39 a month. This goes towards upkeep of communal areas including grass cutting and tree cutting. This is paid to Lambert Smith Hampton.



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

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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.