



**36 Barnmeadow Road,
Newport,
TF10 7NP**

OIRO £219,950

A well located semi detached house offering three bedrooms, lounge, diner, kitchen with an integral door to the garage which offers a utility area, the master bedroom has double built in wardrobes, a second double bedroom, a third single bedroom and a bathroom. With a good sized rear garden and driveway parking. With No upward chain.

Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

PORCH

Entrance Porchway area which leads to a UPVC front door.

ENTRANCE HALLWAY

With stairs leading to the first floor.



LOUNGE

13'8" x 12'5" (4.18 x 3.79)

Features a gas fire set on a marble hearth with a decorative wooden surround, complemented by a large lounge window.



DINER

15'2" x 8'5" (4.64 x 2.58)

With laminate flooring and patio doors that lead to the rear garden.



KITCHEN

8'7" x 8'2" (2.62 x 2.50)

A range of shaker style base and wall units with wooden effect work tops over and tiling above. With recess areas for a cooker, washing machine and fridge. A panty cupboard with shelving and a stainless steel sunk, drainer and mixer tap. Featuring chrome light switches and sockets with an internal access door to the garage.



BEDROOM TWO

9'11" x 8'9" (3.04 x 2.67)

A second double bedroom overlooking the rear garden.



FIRST FLOOR

The landing area has a window and loft access.



BEDROOM THREE

6'8" x 5'11" (2.04 x 1.81)

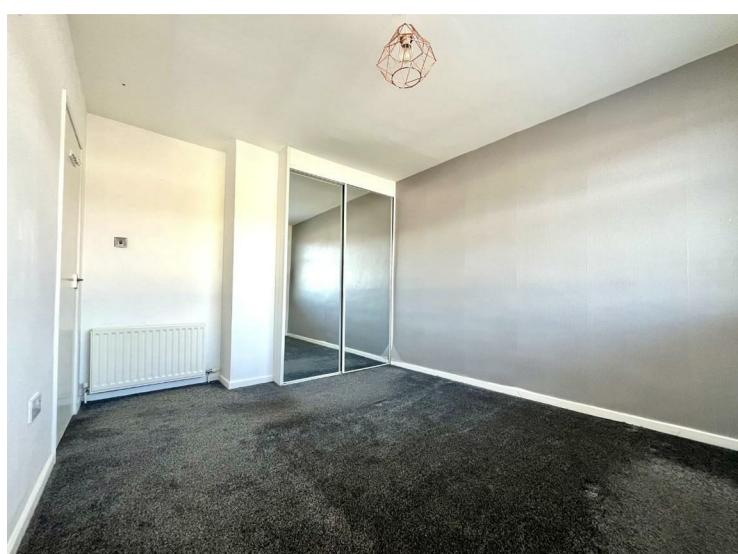
A third single bedroom.



MASTER BEDROOM

11'3" x 12'5" max (3.43 x 3.81 max)

Overlooking the front of the property with double built in mirror wardrobes.



BATHROOM

7'11" x 7'2" (2.42 x 2.19)

A panelled bath with a Triton electric shower over, a pedestal wash basin and low level W.C. With partially tiled walls and laminate flooring.



REAR GARDEN

A patio area which leads to a laid lawn area, with a raised decking area.



SINGLE GARAGE

23'6" x 9'3" max (7.17 x 2.82 max)

A single garage with a internal access door from the garden which has a utility area and space for a freezer, tumble dryer and plumbing for a washing machine.

OUTSIDE

The front has driveway parking, a laid lawn and a boundary wall.

AGENTS' NOTES:

EPC RATING: C (66) - a copy is available upon request.

SERVICES: We are advised that mains water, gas, electricity and drainage are available. The property is heated by a gas fired central heating system. Davies White & Perry 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.

LOCAL AUTHORITY: We are advised by the Local Authority Telford & Wrekin, the property is Band B (currently £1,678.47 for the year 2025/2026)

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: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

Mobile Signal/Coverage Indoors: EE Good, O2 Variable, Three Good, Vodafone Good

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Driveway parking and single garage.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

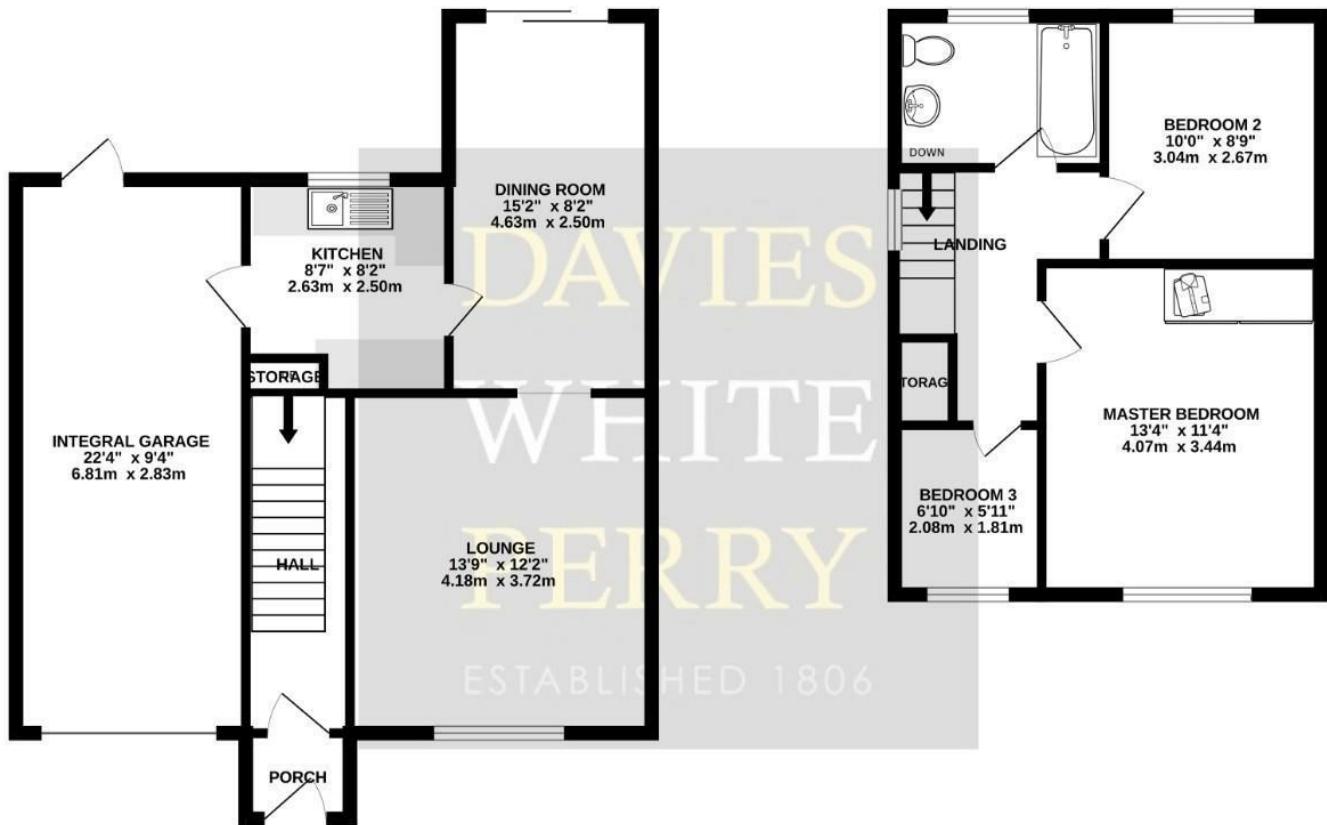
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our office in the High Street head north at the round about take the second exit onto Stafford Street, turn right onto Broadway, turn left onto Meadow Road. Continue onto Barnmeadow Road, turn right and stay on Barnmeadow Road the property is on the right hand side and can be identified with a for sale board.

GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.

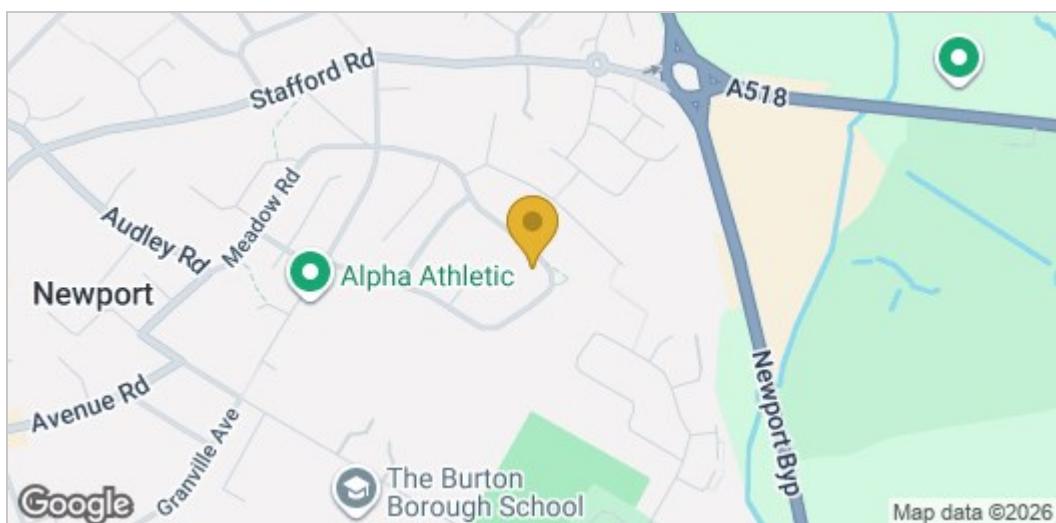
1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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 items 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 as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.