



**23 Heron Way,  
Newport,  
TF10 8QF**

**OIRO £165,000**

A two bedroom end terraced house situated in a quiet cul-de-sac in Newport, This property briefly comprises to the ground floor entrance hallway, living room and a kitchen/diner. To the first floor landing, two bedrooms and a bathroom. Outside there is a garden to the front with an access gate which leads to the rear garden, With allocated parking. INVESTMENT OPPURTUNITY.

Heron Way is situated approximately 1 mile from the centre of Newport High Street. 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 property is currently tenanted and can be sold as an investment or with vacant possession.

### **ENTRANCE HALLWAY**

4'1" x 4'0" (1.27 x 1.23)

A White PVC panelled door and an electric storage heater.

### **LOUNGE**

9'3" x 13'4" (2.83 x 4.07)

Overlooking the front garden with a wall mounted gas fire with a wooden fire surround.



### **KITCHEN/ DINER**

12'5" x 9'3" (3.81 x 2.82)

A range of shaker style base and wall units with tiling above the worktops. a stainless steel sink with a mixer tap. the floor is tiled and there is a storage cupboard and an exterior door to the rear garden.



## FIRST FLOOR

### BEDROOM ONE

10'9" x 12'5" max (3.29 x 3.81 max)

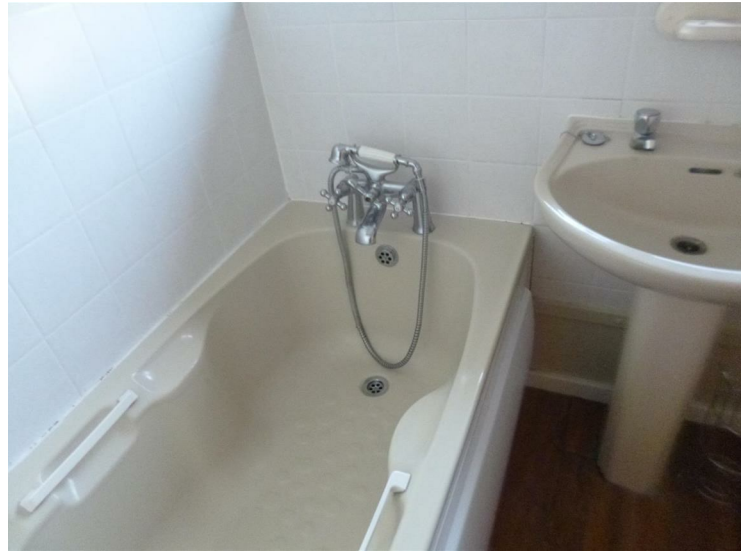
With a double built in wardrobe to the front of the property.



### BATHROOM

6'0" x 9'2" (1.84 x 2.80)

With a panelled bath and a Triton shower over. A pedestal wash basin and a low level W,C. Wooden effect lino to the floor.



### OUTSIDE

To the front of the property there is an allocated car parking space. The front garden has a laid lawn either side of the pathway that leads to the front door, there are established shrubs and trees and a side gate that leads to the rear garden. The rear garden has a patio area with a shed and steps that lead to a pleasant garden with a laid lawn and borders which have mature plants and shrubs.

### BEDROOM TWO

6'0" x 9'2" (1.84 x 2.80)

To the rear of the property.





available upon request.

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

**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](mailto:newport@davieswhiteperry.co.uk)

**DIRECTIONS:** From our offices in the Newport High Street, take the first exit at the mini roundabout continuing onto Lower Bar, then taking the second exit at the mini roundabout adjacent to the Shell petrol station continuing onto Chetwynd End. Turn right onto Forton Road (B5062) continue on Forton Road for 0.6 miles then take the right turning onto Beechfields Way and follow the road around and turn left into Heron Way.

#### AGENTS' NOTES:

**EPC RATING:** E (44) - a copy is available upon request.

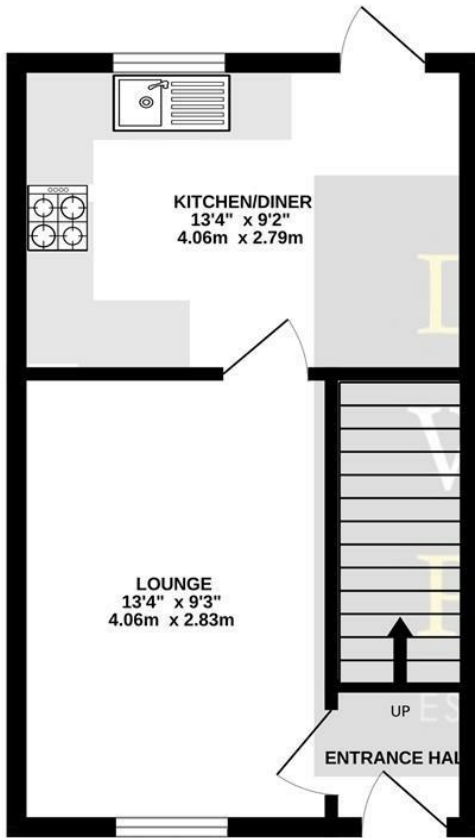
**SERVICES:** We are advised that mains water, electricity and drainage are available. The property is heated by electric storage heaters. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

**COUNCIL TAX:** We are advised by the Local Authority, Telford Wrekin Council, the Property is Band B (currently £1,600.14 for the year 2024/2025).

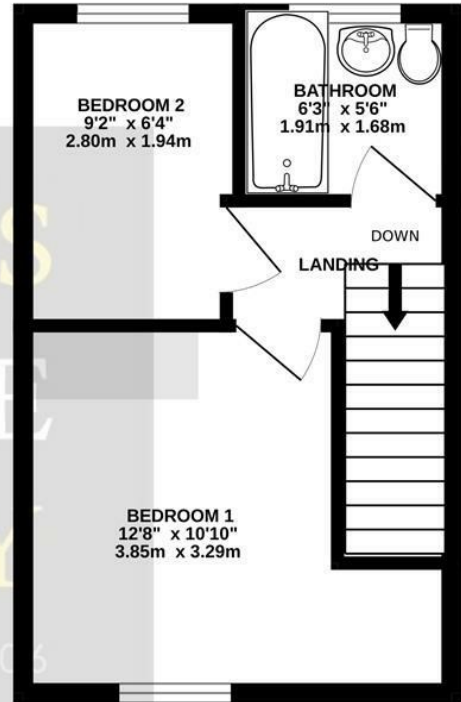
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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

GROUND FLOOR  
300 sq.ft. (27.8 sq.m.) approx.

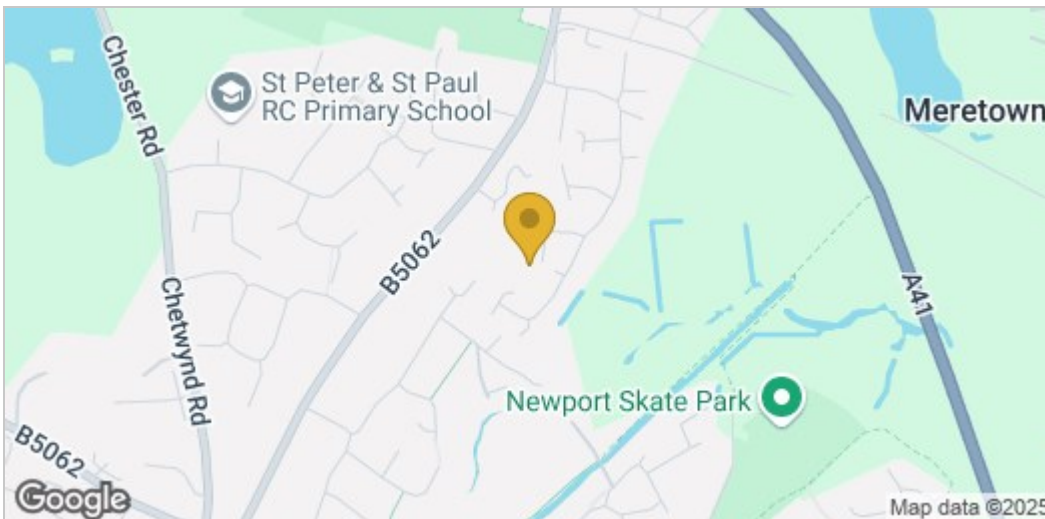


1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 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		85
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.