



**Tudor Cottage 23 Wellington Road,  
Newport,  
TF10 7HX**

**Asking Price £985,000**

This spacious and unique gated 5 bedroom detached family home is situated on a plot of approximately 1/3 of an acre. It includes a 2-bedroom attached annexe and a double garage. The generous accommodation offers tremendous potential, making it perfect for an extended family or suitable for complete redevelopment, subject to necessary planning consents. The property is available with NO UPWARD CHAIN!

Conveniently located in Newport, it is within close proximity to nearby schools, shops, and amenities.

Upon entering the property there is a hallway which leads to a kitchen diner, there is a dining room with patio doors. A large reception hallway, a spacious lounge, and the fifth bedroom/ sitting room and a downstairs bathroom.

To the first floor, the master bedroom has several built in wardrobes, there are three further double bedrooms , a study and a family bathroom.

Outside, the property has a private gated entrance with a gravelled driveway and parking for several cars, a large laid lawn, a double detached garage, an outside cloakroom and an electric car charging point.

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).

## ENTRANCE HALLWAY

## KITCHEN/ DINER

14'6" x 14'3" (4.43 x 4.35)

With wooden base and wall units, the work tops have tiling above. Laminate flooring.



## DINING ROOM

13'11" x 11'9" (4.25 x 3.59)

With patio doors



## GROUND FLOOR BATHROOM

10'11" 7'2" (3.34 2.20)

With a panelled bath, a wash basin with a double vanity unit below. A single shower enclosure with a Triton shower and a low level W,C



## BEDROOM FIVE / SITTING ROOM

10'2" x 15'5" (3.10 x 4.72)



## LOUNGE

14'6" 15'7" (4.42 x 4.75)

With a marble fire surround and mounted gas fire.



## BEDROOM THREE

14'6" x 14'8" (4.44 x 4.48)

A double bedroom

## HALLWAY & STAIRS TO THE FIRST FLOOR



## BEDROOM FOUR

11'3" x 9'10" (3.45 x 3.02)

A fourth double bedroom. with built in wardrobes.

## MASTER BEDROOM

14'6" x 14'7" (4.44 x 4.47)

Overlooking the front of the property with built in wardrobes.



## BEDROOM TWO

13'8" x 14'7" (4.18 x 4.45)

A large double bedroom.

### STUDY

10'7" x 4'0" (3.24m x 1.22m )

Can be used as a study or an ensuite as there is plumbing already in place.



### LOUNGE

16'6" x 16'7" (5.04 x 5.08)

A spacious lounge.



### ANNEX

Which is accessible from the entrance hallway.

### UTILITY ROOM



### BEDROOM ONE

9'11" x 14'1" (3.04 x 4.30)

With built in wardrobes.



### KITCHEN

9'1" x 6'2" (2.78 x 1.89)

A range of base and wall units, there are recess areas for a fridge and cooker.

## BEDROOM TWO

9'4" x 7'7" (2.85 x 2.32)



## SHOWER ROOM

5'8" x 5'6" (1.75 x 1.69)

A shower enclosure with a washbasin and vanity unit below and a low level W.C.



## OUTSIDE

The property is accessed via double gates, there is a gravelled driveway with parking for several cars with brick built planted borders, on one side of the plot there is a large laid lawn and the other side a double detached garage. To the rear of the double detached garage there is an outside cloakroom with wash basin there is also an electric car charging point.



AGENTS' NOTES:

EPC RATING: C

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: Telford & Wrekin – Council Tax Band G (currently £3,428.89 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 available upon request.

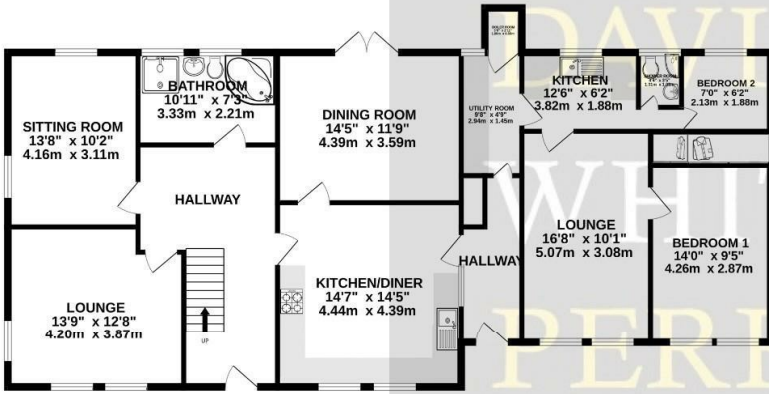
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

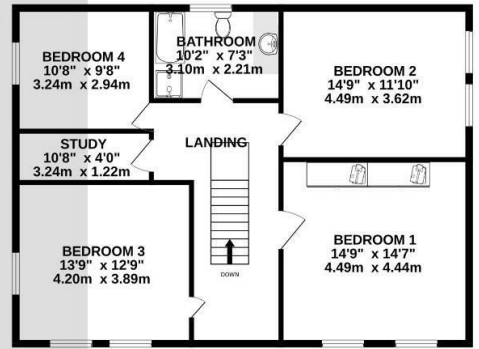
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at [newport@davieswhiteperry.co.uk](mailto:newport@davieswhiteperry.co.uk)

DIRECTIONS: From our office in the High Street head south onto Upper Bar, turn right onto Wellington Road, the property is on the left hand side and can be identified with a for sale board.

GROUND FLOOR  
1500 sq.ft. (139.3 sq.m.) approx.



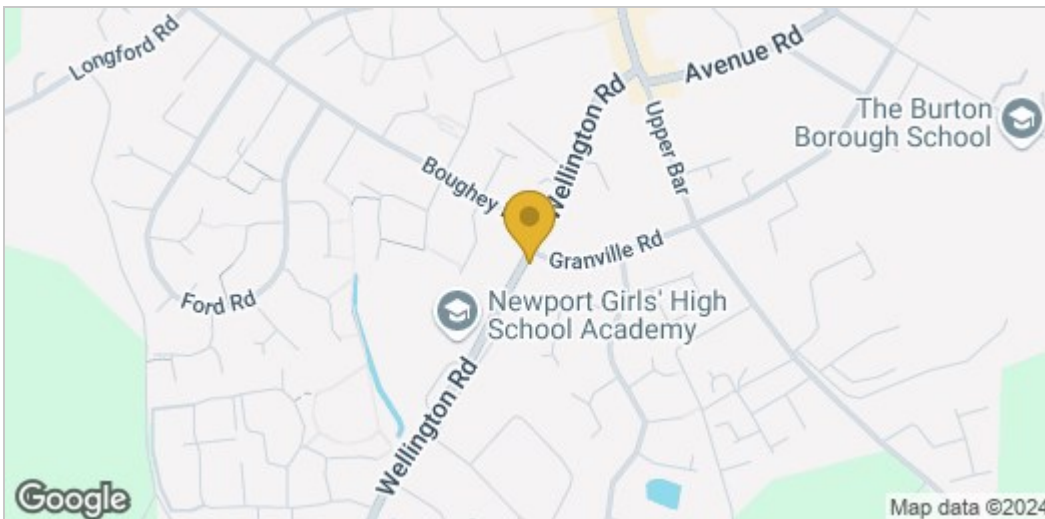
1ST FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



ESTABLISHED 1806

TOTAL FLOOR AREA : 2439 sq.ft. (226.6 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                                   | 73                      | 78        |
| (55-68) D                                   |                         |           |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.