















Masons Place
Newport
TF10 7

Starting Bid of £230,000

Tenure: **Freehold** | Council Tax Band: C | EPC Rating: **C**

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FOR SALE | BY MODERN METHOD OF AUCTION

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An Exciting Opportunity in Sought-After Newport!

FOR SALE BY MODERN METHOD OF AUCTION

Masons Place is a spacious three-bedroom semi-detached home occupying a generous corner plot in a popular residential position within Newport, Shropshire. The property offers well-proportioned accommodation including a bright lounge with open archway to the dining room, a recently refurbished kitchen, three bedrooms and a bathroom, together with generous front, side and rear gardens, a detached garage and private driveway. While much of the accommodation remains dated, the kitchen has been refurbished by the current owner, and the property presents an excellent opportunity for a new owner to modernise the remaining accommodation and create a home to their own taste. The generous corner plot also offers potential for further improvements, including the possibility of creating additional parking from part of the side garden, subject to any necessary permissions.

Newport is a highly regarded market town with a strong community atmosphere and an attractive High Street at its heart. The town offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, alongside a range of national names and local services. The High Street and surrounding areas provide a pleasant setting for day-to-day life, while the town also benefits from a variety of sporting clubs, community groups and green spaces. Newport is particularly well known for its welcoming community, making it an appealing place to call home.

For those commuting or travelling further afield, Newport is well placed for access to the A41 and A518, providing road connections towards Telford, Stafford, Shrewsbury and Wolverhampton. The town is also served by regular bus services providing connections to surrounding towns and cities, making the location convenient for both local journeys and longer-distance travel.

The property is particularly well positioned for access to Newport's highly regarded schools, with a number of educational facilities within walking distance. The combination of excellent local schooling, a popular High Street and a strong community atmosphere make Newport a particularly desirable location for families and those looking to enjoy the convenience of having everyday amenities close at hand.

GROUND FLOOR

Entrance Hall 12'10" x 6'2" (3.9m x 1.88m)
A bright and spacious entrance hall with neutral décor and carpeting, offering useful under-stairs storage and a large, frosted window.

A glazed door provides access to the side garden, with stairs rising to the first floor and doors leading to the lounge and kitchen.

Lounge 12'11" x 10'3" (3.94m x 3.12m)
A bright and spacious lounge with large windows overlooking the front aspect and a wide archway opening into the dining room. The room is carpeted and features an electric fire with a brick-effect surround and tiled hearth.

Dining Room 10'9" x 8'11" (3.28m x 2.72m)
A bright and spacious dining room with a wide archway opening into the lounge and sliding patio doors providing direct access to the garden. The room is carpeted, with a door leading through to the kitchen.

Kitchen 10'3" x 7'3" (3.12m x 2.2m)
A bright kitchen refurbished by the current owner a few years ago, with ample wall and base units, tiled splashback and vinyl flooring. A fitted electric cooker with four-ring gas hob and stainless-steel sink are complemented by space for under-counter freestanding appliances. Dual-aspect windows overlook the side and rear gardens, while a UPVC frosted door provides access to the garden.

The kitchen also houses a Worcester Bosch boiler within a cupboard, which has been serviced annually, most recently in August 2026. Doors provide access to the entrance hall and dining room.

FIRST FLOOR

Landing
A bright first-floor landing with a UPVC double-glazed window overlooking the side aspect. Doors leading to all three bedrooms and the bathroom, while a loft hatch provides access to a boarded and insulated loft space with lighting and no power sockets.

Bedroom One 12'11" x 9'11" (3.94m x 3.02m)
A spacious double bedroom with a large UPVC double-glazed window overlooking the front aspect, providing plenty of natural light. The room is carpeted and neutrally decorated.

Bedroom Two 10'10" x 9'11" (3.3m x 3.02m)
A bright and spacious double bedroom with a UPVC double-glazed window overlooking the rear garden. The room is carpeted and benefits from a fitted airing cupboard housing the hot water cylinder, providing useful additional storage.

Bedroom Three 9'11" x 6'5" (3.02m x 1.96m)
A bright single bedroom with a front-facing UPVC double-glazed window overlooking the front aspect.

The room is carpeted and provides a versatile space suitable as a bedroom, home office, playroom or similar.

Bathroom 6'5" x 6'2" (1.96m x 1.88m)
Family bathroom is a good size, white suite comprising shower over bath with glass shower screen, pedestal sink, low level WC.

Frosted upvc double-glazed rear-facing window, fully tiled white walls and vinyl flooring

OUTSIDE

Front & Side Gardens
A spacious, fully enclosed rear garden offering a generous lawn, a substantial L-shaped decked area to the rear and a further paved patio adjoining the house. The patio provides direct access from the kitchen and dining room, while gated access leads to the driveway and side garden. There is also direct access to the detached garage. With its sunny aspect, established boundaries and good range of seating areas, the garden offers plenty of space for outdoor use.

Garage & Parking
A driveway to the side of the property provides parking for approximately two cars and leads to a detached single garage with a relatively new up-and-over door. The garage benefits from a UPVC double-glazed window overlooking the garden and a matching door providing direct access from the rear garden, power and lighting as well as connection for tumble dryer. Gated access connects the driveway with the rear garden, with space currently used for bin storage. There could also be potential to use some of the side garden to create additional parking, subject to any necessary permissions.

Rear Garden
Rear Garden is spacious, mostly lawn with spacious L-shaped deck to the rear of the garden backing onto the garage and further paved patio leading directly from the kitchen and dining room. Gated access to driveway and side garden, door access to garage, kitchen and dining room, fully fenced secure bright and sunny rear garden.

AUCTION NOTES

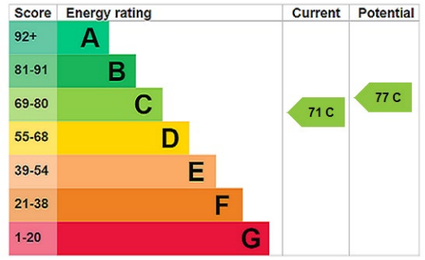
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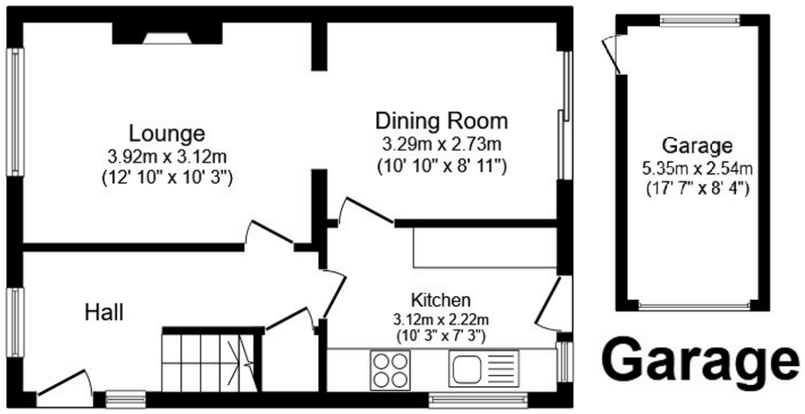
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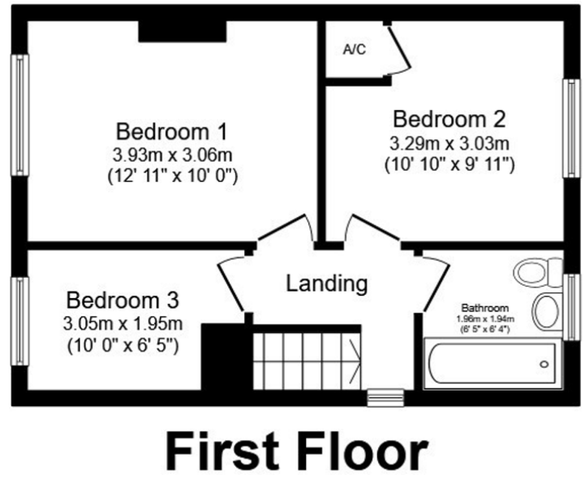
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EPC GRAPH







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