Barbers

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Ashwell, Stafford Road, Newport, TF10 7NA

A mature Two Bedroom, Detached Bungalow, set in a generous Plot and within easy reach of Newport Town Centre and local bus routes. With an excellent Kitchen Breakfast Room, spacious Lounge and a Double Garage, Ample Driveway Parking and Mature Gardens.

Offers in the Region of

£349,950

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Overview

- A Mature Two Bedroom Detached Bungalow
- Within Easy Reach of Newport Town Centre and Local Bus Routes
- Set in a Generous Plot
- Excellent Kitchen Breakfast Room
- Spacious Lounge/Dining Room
- Large Conservatory and Smaller Conservatory/Utility Room
- Additional Converted Room to Rear of Garage Suitable for a Variety of Uses
- Well Appointed Bathroom
- Ample Driveway Parking
- Mature Rear Gardens
- Council Tax Band C
- EPC Rating D



BRIEF DESCRIPTION

A lovely mature Detached Bungalow, ideally situated within easy reach of Newport Town Centre and local bus routes, occupying a Generous Plot with beautifully maintained gardens.

This spacious and flexible home offers well-balanced accommodation, including Two Double Bedrooms within the main bungalow and an additional Converted Room situated to the rear of the Double Garage. Complete with wash and WC facilities, this versatile space could suit a variety of uses including a Hobby Room, Home Office, Studio or occasional Guest Accommodation, subject to a purchaser's own requirements.

LOCATION

The property is just 0.4 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.



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/

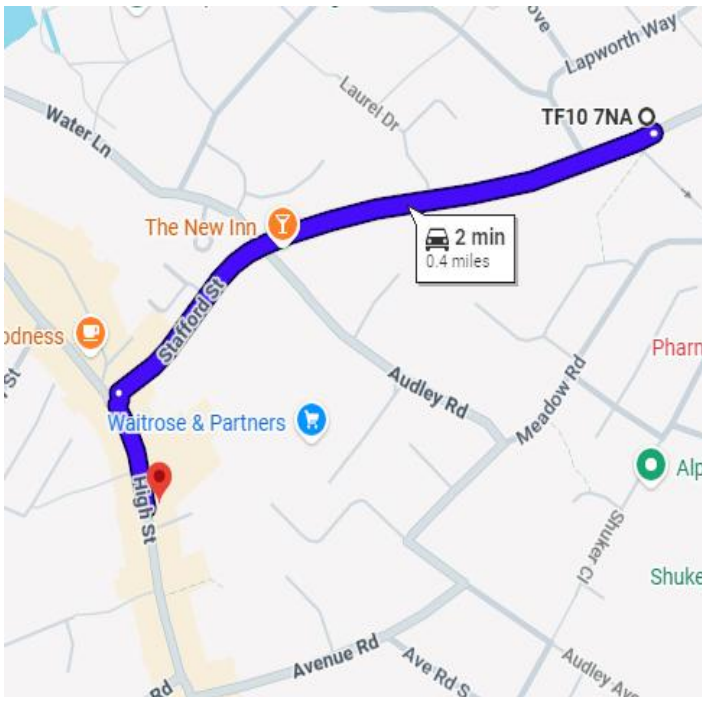
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000







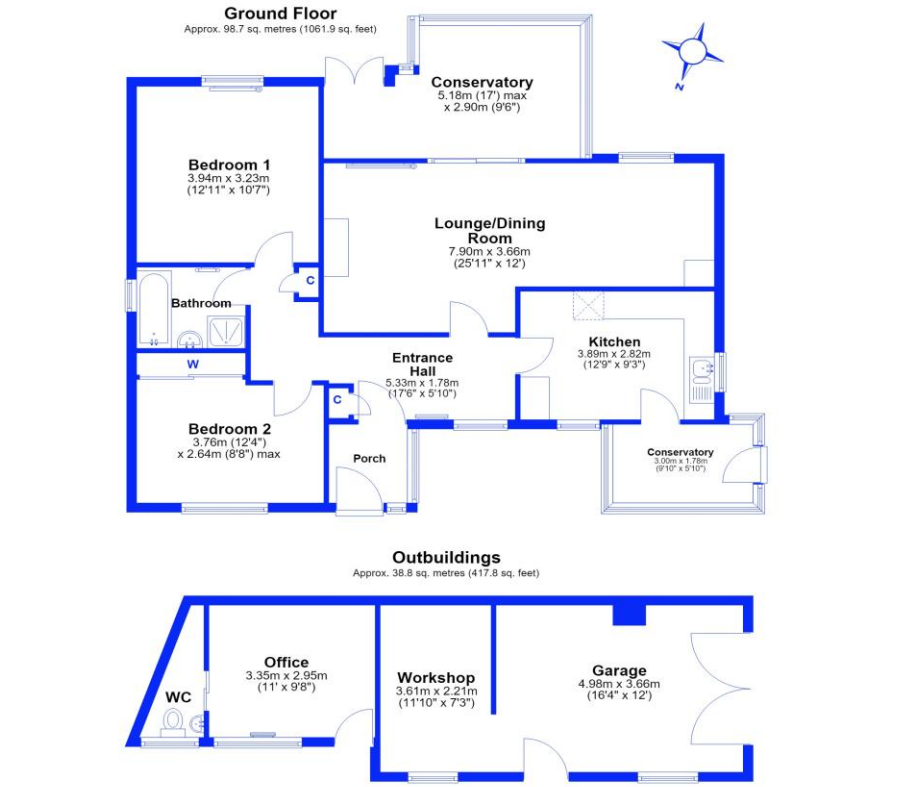




DIRECTIONS: The property is just 600 metres from Newport High Street. Head north on the High Street and at the mini-roundabout go right on Stafford Road; through the traffic lights and up the hill where you'll see the property on your right, on the corner of School Ground Land and identified by our For Sale sign.

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.



Total area: approx. 137.5 sq. metres (1479.7 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

Ashwell, Stafford Road, Newport





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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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.