



Helping *you* move



7 Drill Hall Place, Newport, TF10 7GT

A well-maintained Semi-Detached Property ideally positioned for convenient access to Newport Town. The accommodation comprises Three Bedrooms, including a Main Bedroom with En-Suite, along with a further Family Bathroom. The ground floor offers a well-appointed Kitchen/Diner and a separate Lounge. Outside, the property benefits from a low maintenance Garden and Private Driveway Parking.

Offers in the Region of
£245,000

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Overview

- A Well Maintained Semi-Detached Home
- Superb Access to Newport Town Centre
- Three Bedrooms
- Kitchen Dining Room
- Lounge
- Ground Floor W.C.
- En-Suite and Family Bathroom
- Low Maintenance Rear Garden
- Driveway Parking for Two Cars
- Council Tax Band B
- EPC Rating - B



BRIEF DESCRIPTION

A well-maintained Semi-Detached Property, ideally positioned with superb access to Newport Town. Offering a comfortable and versatile layout, this appealing home provides Three Bedrooms, including a Main Bedroom with En-Suite, along with a further Family Bathroom. The ground floor features a separate Lounge and a Kitchen/Diner, creating practical and welcoming spaces for both everyday living and entertaining. There is also a handy downstairs Cloakroom with WC. The Three Bedrooms provide excellent flexibility, making the property suitable for a variety of requirements, such as Guest Accommodation, Dressing Room or Home Office Space. Outside, the property benefits from a low maintenance garden, offering an inviting space to enjoy the outdoors, while Driveway Parking provides added convenience.

LOCATION

The property is just 1.5 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.

SERVICE CHARGE: We confirm there is a service charge payable which is currently £168.00 per annum for the upkeep of the communal areas payable to Lambert Smith Hampton Residential.



Your **Local** Property Experts
01952 820 239

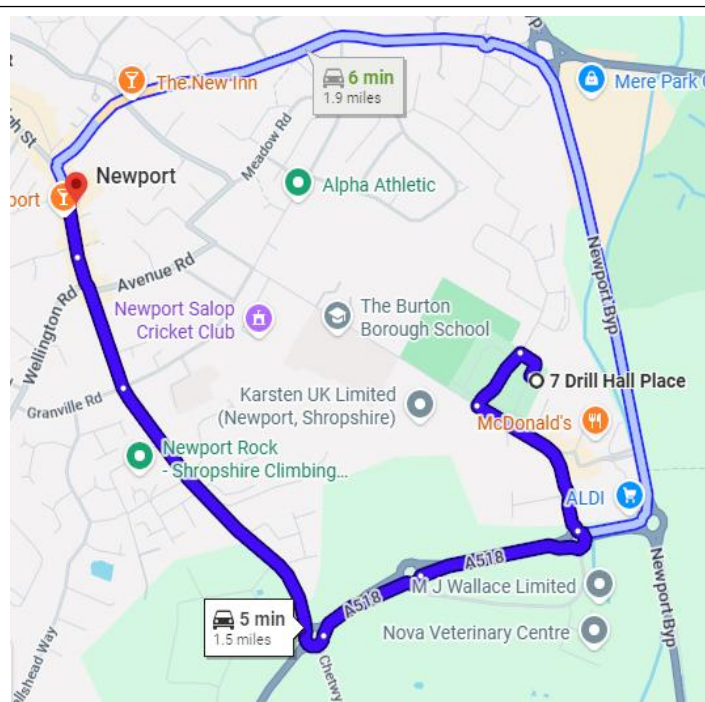


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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



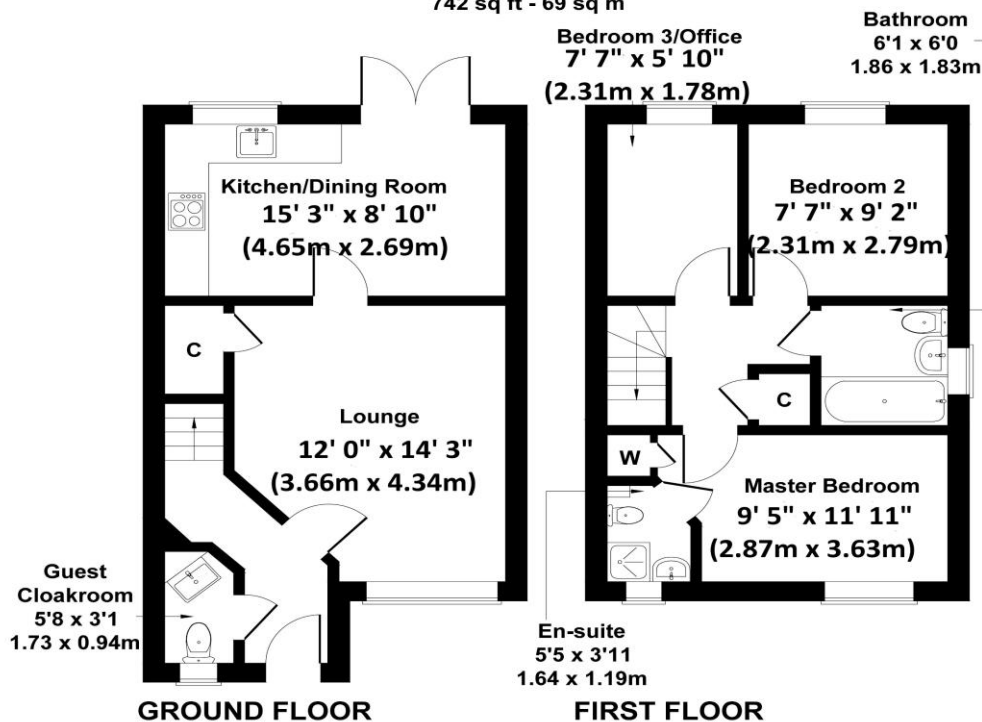
DIRECTIONS: From our office head south on High Street, continue onto Upper Bar, continue onto Station Road. At the roundabout, take the 1st exit onto A518. At the next roundabout, take the 1st exit onto Audley Ave, go through 1 roundabout then turn right onto Centenary Way then turn right onto Drill Hall Place, turn right to stay on Drill Hall Place and the property will be located on the left hand side.

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.

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Approximate Gross Internal Area
742 sq ft - 69 sq m



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

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: newport@barbers-online.co.uk

Barbers

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.