



Helping *you* move



Vyrnwy, Shay Lane, Forton, TF10 8DA

An attractive, extended, Detached Family House offering stylish accommodation within a Large Garden. With open fields to the rear and situated just outside of Newport. The property has Four Good Sized Bedrooms and very spacious ground floor accommodation.

Offers in the Region of
£495,000

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Overview

- A Large, Extended, Detached House
- Excellent Ground Floor Accommodation
- 4 Bedrooms, En-Suite Shower Room, and Family Bathroom
- Extended Lounge, Dining Room and Kitchen
- Garage Converted to Utility/Laundry
- Set Back From the Road
- Large Rear Garden
- Close to Newport
- Council Tax Band E
- EPC Rating E



BRIEF DESCRIPTION

An attractive Detached House which has been extended to provide very spacious accommodation within a large plot with PVC double glazing through and accommodation of: Entrance Hall, Lounge, Dining Room, Attractive Kitchen, Ground Floor W.C., Utility (Former Garage), Four Good Sized Bedrooms including Main Bedroom with Shower Room En-Suite and a Family Bathroom, Large Frontage with Plenty of Parking and Large Rear Garden overlooking open fields.

LOCATION

The property is just 2.3 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market and 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.



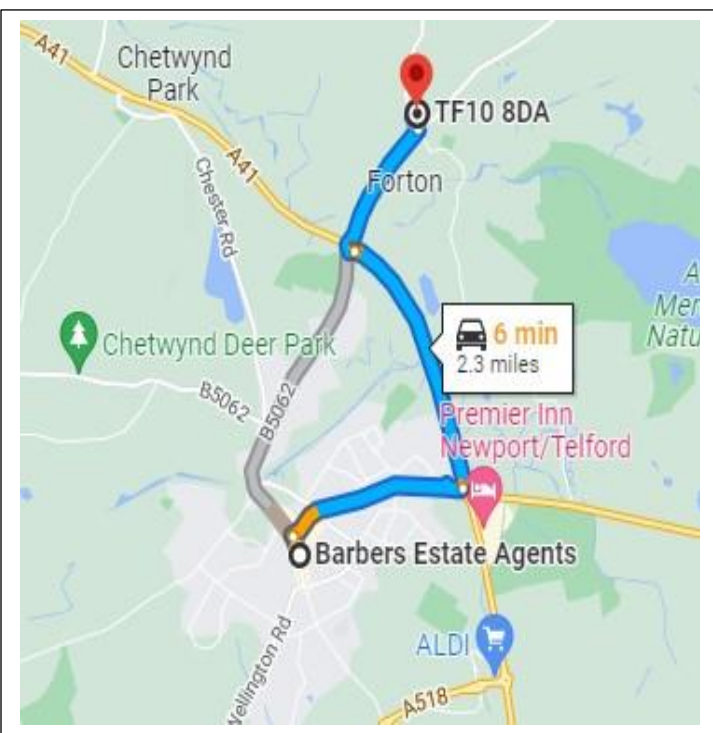
Your **Local** Property Experts
01952 820 239



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 mains water, electricity and drainage are available together with oil fired central heating. 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.

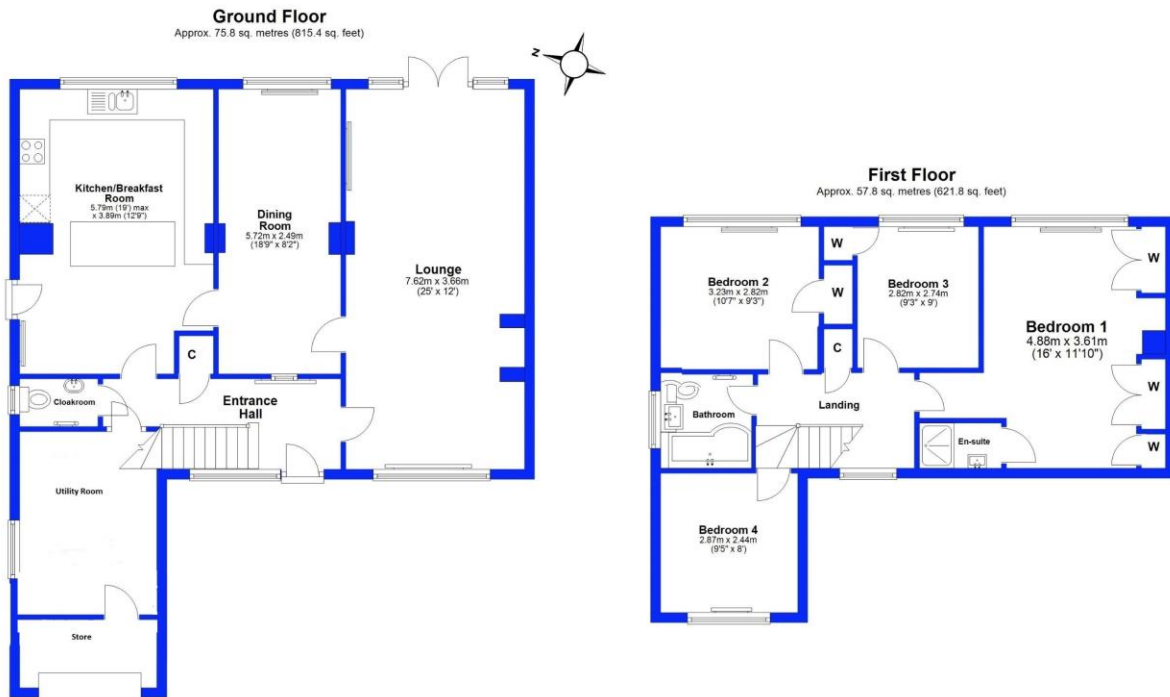
LOCAL AUTHORITY: Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ.



DIRECTIONS: From our office head north on High Street, at the mini roundabout, take the second exit onto Stafford Street, go through one roundabout. At the next roundabout, take the first exit onto Newport Bypass/A41. At the roundabout, take the third exit onto A519 and continue for 0.5 miles. Turn left onto Shay Lane and the property will be identified by our For Sale Board.

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. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Total area: approx. 133.5 sq. metres (1437.2 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.

Vyrnwy, Shay Lane, Forton, 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

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



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.