



Helping *you* move



4 Leverett Grove, Tibberton, TF10 8PX

A beautifully designed, modern, Detached Family House situated in an attractive position within this very popular village. The property has the advantage of 4 Double Bedrooms, high quality En-Suite, Bathroom and Kitchen a lovely Lounge and a separate Dining Room complete the package.

Offers in the Region of
£425,000

4 Leverett Grove, Tibberton, TF10 8PX

Overview

- Highly Desirable Village Location
- 4 Double Bedrooms
- En-Suite and Separate Bathroom
- Spacious Lounge
- Separate Dining Room
- Luxury Kitchen with Utility Area
- Good Sized Gardens
- Double Parking Space
- Integral Garage
- Modern Construction
- Council Tax Band E
- EPC Rating B



BRIEF DESCRIPTION

A stunningly designed, contemporary, Detached Family House all nestled in a highly desirable location within this vibrant village. This exceptional property boasts Four generously-sized Double Bedrooms, high-quality En-Suite and separate Family Bathroom offering both convenience and luxury.

The house also features a stylish modern Kitchen, a delightful Lounge provides a cosy space for relaxation, while a separate Dining Room adds to the overall allure of this exquisite residence, making it a truly complete and inviting living experience, together with a PVC Double Glazed Windows throughout, a good sized Garden, an integral Garage and Parking.

LOCATION

Tibberton is a rural village just over five miles from the market town of Newport, Shropshire. Tibberton has a Primary School, village shop, popular pub, All Saints Church and a Village Hall. Newport has a busy High Street with a good mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and the property is within the catchment area of Newport's highly regarded High and Grammar Schools.

Shrewsbury and Telford offer a wider range of shops and facilities, and the A41 (6 miles) and opens the property up to wider commuter access to both Manchester and Birmingham.



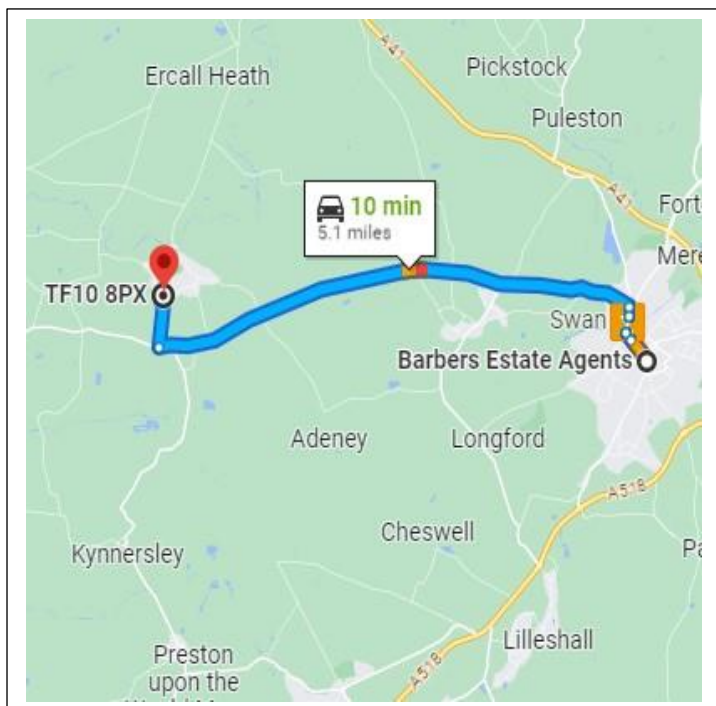
Your **Local** Property Experts
01952 820 239



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.

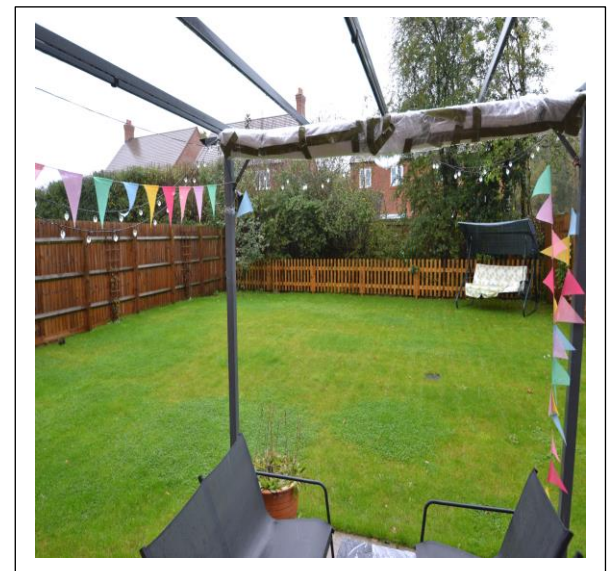
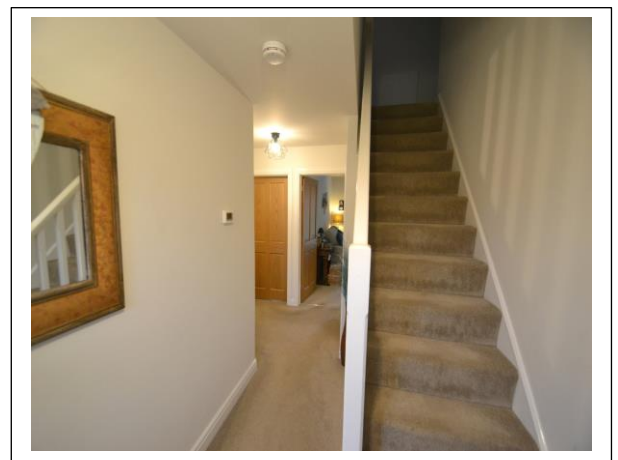
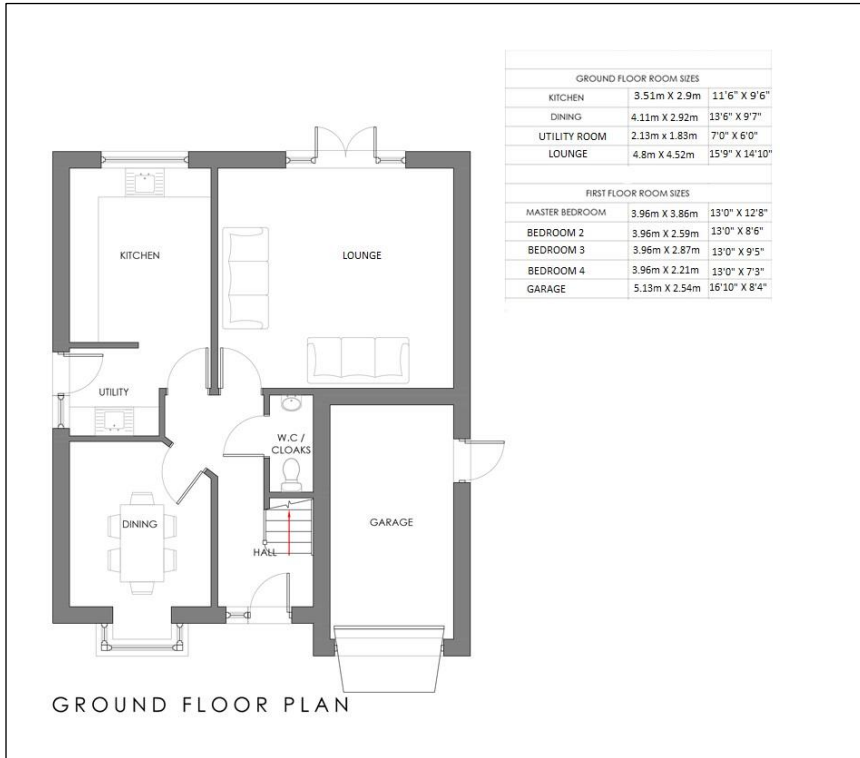
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office head north on High St towards High Street, continue onto Lower Bar, then continue onto Chetwynd End, slight left onto Chetwynd Road/B5062 and at the roundabout, take the 1st exit onto Edmond Road/B5062. Continue to follow B5062 for 4.2 miles, turn right onto Back Lane, then third right into Leverett Grove where the property will be located on the right hand side as 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.



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.