



Helping *you* move



5 Wellington Road, Newport, TF10 7HD

Presenting a Detached Town Character Residence with Spacious Accommodation and an Expansive Garden Plot. We are delighted to introduce to the market an exceptional town residence, nestled within a generous garden plot, the accommodation far exceeds expectations. This spacious home boasts a versatile layout with a plethora of attractive living spaces and amenities. It truly represents a unique opportunity for those seeking a character lifestyle.

Offers Over
£375,000

5 Wellington Road, Newport, TF10 7HD

Overview

- Detached Character Town Residence
- 3/4 Bedrooms
- Kitchen, Utility Room
- Sitting Room, Conservatory
- Dining Room, Lounge
- Entrance Hall, Ground Floor Bathroom
- Second Conservatory, Shower Room
- Enclosed Lawned Rear Gardens
- Timber Built Office
- Good Size Parking Area
- Council Tax Band D
- EPC Rating - E



BRIEF DESCRIPTION

A highly desirable character Detached Town Residence offering much larger than expected accommodation. The property is situated in a large garden plot and has accommodation of: Entrance Hall, Sitting Room opening to Conservatory Garden Room which opens into the Dining Room, further Lounge, Kitchen, Utility Ground Floor Shower Room and W.C., and a second Conservatory.

The First floor has 3 Principal Bedrooms and a large adjoining Nursery Bedroom/Dressing Room. There is a timber Detached Office/Summer House and Two Good Sized Parking Spaces to the front of the property.

LOCATION

The property is just 0.1 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.



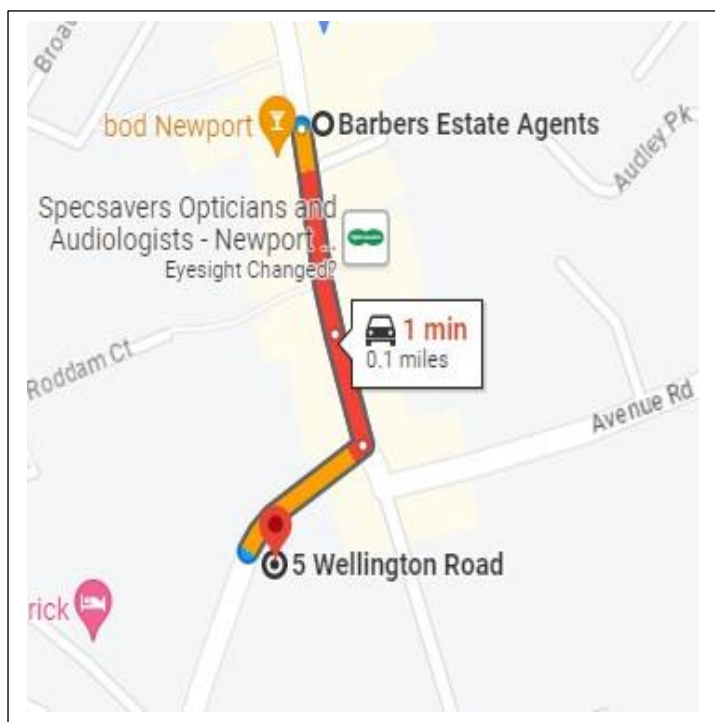
Your **Local** Property Experts
01952 820 239



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.

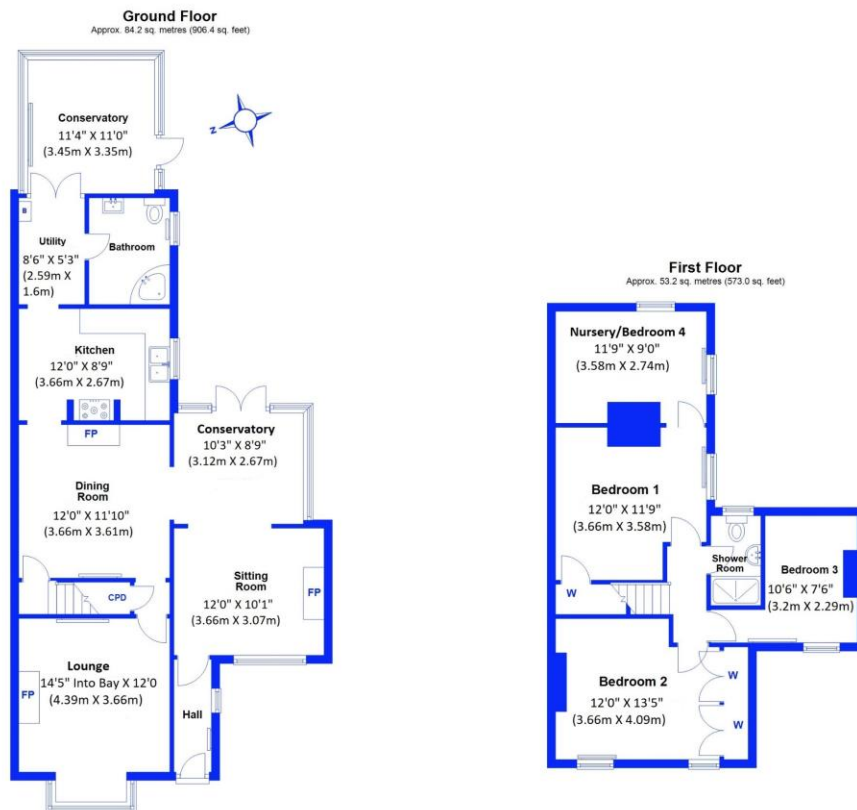
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office head south on the High Street, continue onto Upper Bar, turn right onto Wellington Road 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: 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. 137.4 sq. metres (1479.4 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.

5 Wellington 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

30 High Street, Newport, TF10 7AQ

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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.