



Helping *you* move



64 Ford Road, Newport, TF10 7UN

This 3 Bedroom Detached Home is both immaculate and tastefully decorated throughout. All together with beautiful modern fittings and PVC Double Glazing throughout - this is a must to be viewed!

Offers in the Region of
£270,000

64 Ford Road, Newport, TF10 7UN

Overview

- Superb Detached House
- 3 Bedrooms and Beautiful Bathroom
- Spacious Lounge
- Excellent Kitchen
- Useful Conservatory
- Plenty of Parking
- Neat and Tidy Gardens
- Tastefully Decorated Throughout
- Convenient Location
- Must be Viewed
- Council Tax Band C
- EPC Rating D



BRIEF DESCRIPTION

Welcome to 64 Ford Road, a tastefully decorated and recently refurbished modern Detached House that combines style, convenience, and comfort. The spacious Lounge, illuminated by natural light streaming through the bay window, offers a warm and inviting atmosphere. Perfect for relaxation and entertainment, this room provides a cosy retreat for both residents and guests alike. The heart of the home lies in the well-appointed Kitchen Dining Area, featuring attractive units and boasting a New Oven and Hob. This space is not only functional but also aesthetically pleasing, making it a focal point for family gatherings and culinary adventures. Adjacent to the Kitchen, a charming Conservatory beckons, creating a seamless connection between indoor and outdoor living. This versatile space is ideal for enjoying a morning coffee or basking in the afternoon sun while overlooking the neatly manicured garden.

LOCATION

The property is just 0.6 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.



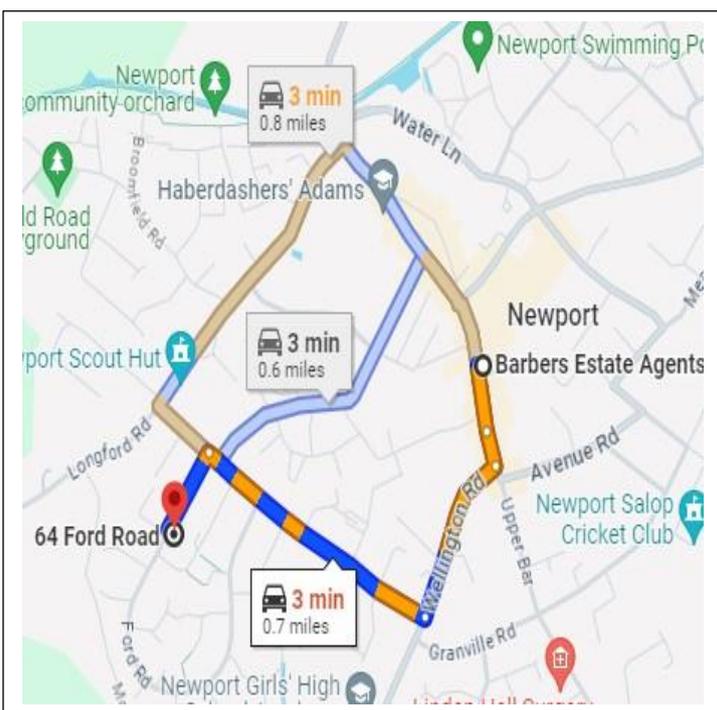
Your **Local** Property Experts
01952 820 239



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 then turn right onto Wellington Road, turn right onto Boughey Road onto Heathwood Road, then Ford Road and the property is located on the left hand side, just opposite the turning for Ingestre Close.

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.

Ground Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



Total area: approx. 76.1 sq. metres (818.6 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.

64 Ford 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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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.