



Helping *you* move



37 Vineyard Road, Newport, TF10 7DB

A very attractive period Mid Terraced Town Cottage situated in this long established road and being set back from road. The property provides compact 2 Bedroom accommodation and has been improved by the present owner having the advantage of a recently fitted Kitchen. To the rear is a small Garden with Terrace and Outbuilding and on street parking can be found close by.

Offers in the Region of
£159,995

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Overview

- Attractive Compact Mid Terraced House
- 2 Bedroom Accommodation
- Recently Fitted Kitchen
- Cosy Sitting Room
- Bathroom with Mains Shower
- Small Easily Maintained Rear Garden
- On Street Parking Nearby
- Set Back From The Road
- Council Tax Band A
- EPC Rating – D



BRIEF DESCRIPTION

This charming mid-terraced town cottage is located on Vineyard Road, a well-established and attractive street. The property boasts a desirable position set back from the road, offering a sense of privacy and tranquility. The cottage has undergone improvements by the current owner, including the installation of a recently fitted kitchen. The interior of the cottage provides compact yet comfortable living spaces, featuring Two Bedrooms. The layout is thoughtfully designed to make the most of the available space, ensuring a cozy and functional environment. The recently fitted Kitchen adds a modern touch to the property and enhances its overall appeal.

LOCATION

The property is just 0.4 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.



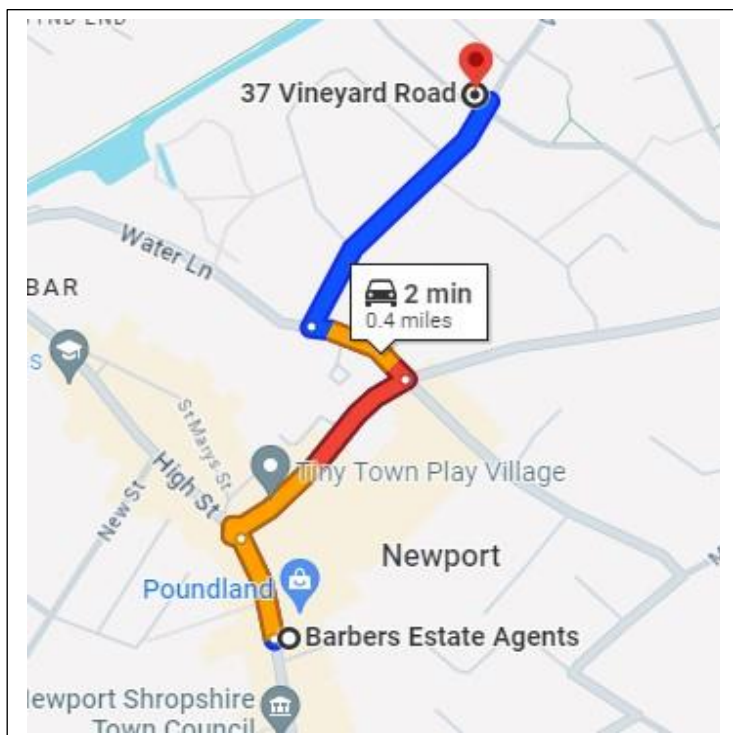
Your **Local** Property Experts
01952 820 239



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 north on High Street, at the mini roundabout, take the 2nd exit onto Stafford Street, turn left onto Water Lane, turn right onto Vineyard Road and the property will be located on the left hand side as identified by our For Sale Board.

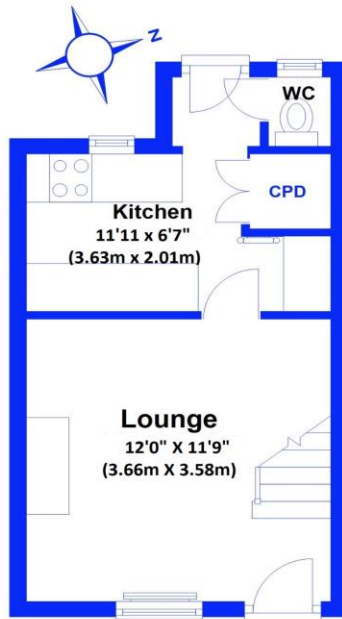
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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.

NOTE: Please be aware that a member of Barbers staff has an association with this property.

Ground Floor

Approx. 22.5 sq. metres (242.4 sq. feet)



First Floor

Approx. 20.7 sq. metres (222.6 sq. feet)



Total area: approx. 43.2 sq. metres (465.0 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.

37 Vineyard 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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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.