



Helping *you* move



## 31 Avon Dale, Newport, TF10 7LS

Nestled in a prime Cul-De-Sac location, this charming Link-Detached House offers immediate access to Strine Park and the canal towpath. Extended for spacious family living, it features an Entrance Hall, Ground Floor WC, expansive Lounge with Dining Area, well-appointed Kitchen, and Utility Room. Upstairs, Four ample Bedrooms and a Bathroom await. A tandem length Garage and brick-built Store provide storage. Outside, larger-than-average low-maintenance Gardens adorn the property.

Offers in the Region of  
**£275,000**



# 31 Avondale, Newport, TF10 7LS

## Overview

- Lovely Link Detached Family Home
- Four Bedrooms, Cul De Sac Location
- Entrance Hall, Ground Floor W.C.
- Good Sized Kitchen
- Lounge, Dining Room
- Envable Position Close to Strine Park
- Workshop, Parking, Garage
- Low Maintenance Rear Garden
- PVC Double Glazed Windows Throughout
- Council Tax Band D, EPC Rating TBC



## BRIEF DESCRIPTION

Nestled in an enviable location, this charming Link-Detached House enjoys a prime spot at the Cul-de-Sac's end, granting immediate access to the picturesque Strine Park and the nearby canal towpath. This mature property has been thoughtfully extended to offer ample space for family living. Upon entry, you're greeted by a welcoming Entrance Hall leading to a convenient Ground Floor WC. The expansive Lounge, adorned with an archway leading to the Dining Area, a good sized Kitchen and adjoining Utility Room cater to practical needs, ensuring seamless functionality. Ascending to the first floor reveals Four generously sized Bedrooms and a Bathroom, providing ample accommodation for family members or guests. Additionally, an adjoining tandem length Garage and further brick-built Store offer valuable storage space.

## LOCATION

The property is just 0.7 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

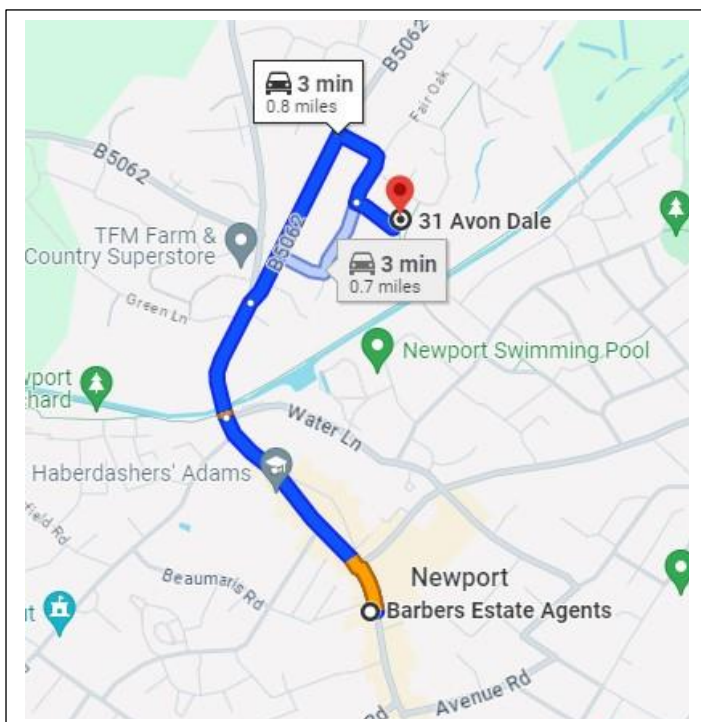


**USEFUL INFORMATION: TO VIEW**

**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](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that the property has mains drainage and electricity together with warm air 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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

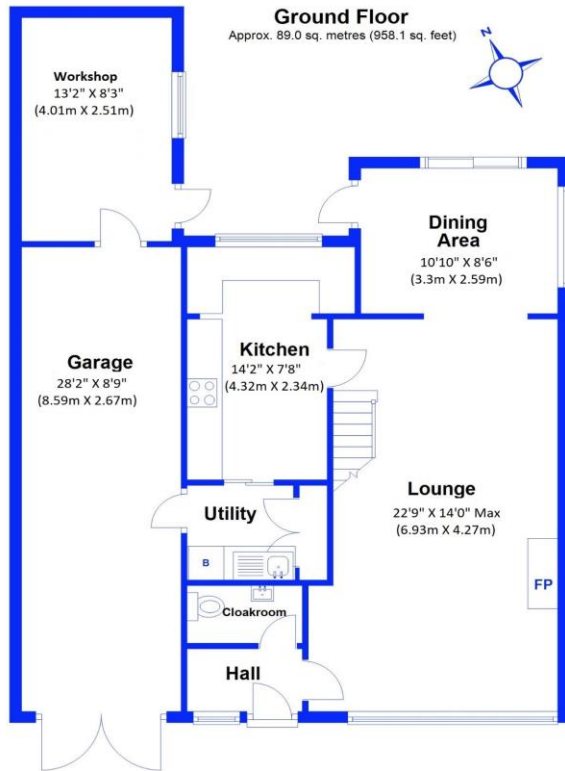


**DIRECTIONS:** SAT NAV: TF10 7LS From our office in the High Street, head north and go straight across at the mini roundabout, continue onto Lower Bar and then continue onto Chetwynd End. Slight right onto Forton Road/B5062 then second right into Avondale, following the road around to the right, then turning left and the property will be seen 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. 136.8 sq. metres (1472.8 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.

31 Avon Dale, 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

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto: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.