



Helping *you* move



## 26 Summerhouse Grove, Newport, TF10 7DH

A beautifully renovated larger than average Semi-Detached Bungalow situated in a prime position with a large plot on this mature established development of similar homes, the property has flexible accommodation of 3 bedrooms a modern fitted Kitchen, Lounge with Log Burner and a useful lean to Utility, plenty of Parking to the front and Further Parking and Garage to the rear.

Offers in the Region of  
**£270,000**

# 26 Summerhouse Grove, Newport, TF10 7DH

## Overview

- Lovely Renovated Semi-Detached Bungalow
- Three Bedrooms
- Utility/Garden Room
- Kitchen
- Lounge
- Bathroom
- Lawned Rear Gardens with Patio
- Plenty of Parking and Garage
- Council Tax Band C
- EPC Rating – D



## BRIEF DESCRIPTION

Welcome to this beautifully renovated, larger-than-average Semi-Detached Bungalow in a prime location. Situated in a mature development, this property features Three Bedrooms, a Modern Kitchen, a Lounge with a Log Burner, and a convenient lean-to Utility. With plenty of Front Parking and additional Parking plus a Garage at the rear, the property offers both practicality and style. The lovely Gardens enhance the outdoor appeal, and its proximity to Newport Town Centre adds to the overall convenience. Welcome home to a charming residence that balances modern living with classic comfort.

## 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.



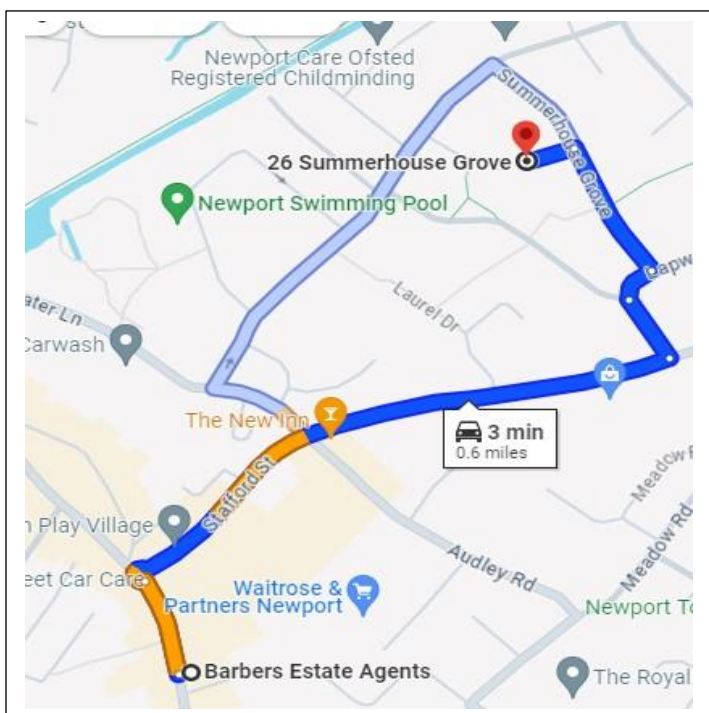
Your **Local** Property Experts  
01952 820 239



**USEFUL INFORMATION: TO VIEW THIS PROPERTY:** 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 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.

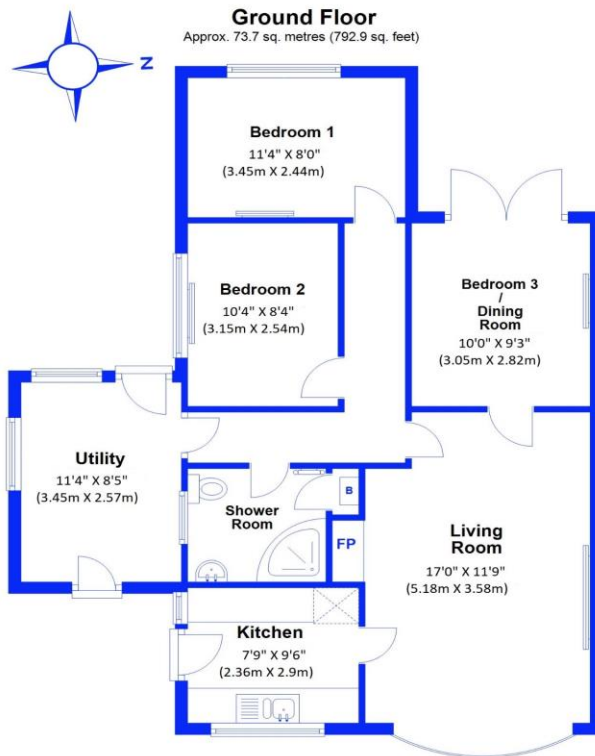
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From Newport High Street proceed to the mini roundabout next The Barley. Turn right in to Stafford Road. Proceed along Stafford Road and turn left into Vineyard Drive and turn first right into Lapworth Way and first left into Summerhouse Grove. Carry along Summerhouse Grove and turn left into the cul-de-sac. Number 26 can be found at the end.

**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. 73.7 sq. metres (792.9 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.

**26 Summerhouse Grove, 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)

**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.