



Helping *you* move



43 Beechfields Way, Newport, TF10 8QA

A larger than average detached four bedroom family home situated on the very popular Beechfields development and backing onto open fields to the rear. Vacant possession will not be available until December 2021

Offers in the Region of

£289,000

Overview

- A Beautifully Proportioned Detached Home
- 4 Bedrooms En-Suite and Family Bathroom
- Through Hall, Lounge, Separate Dining Room
- Breakfast Kitchen, Utility Room
- Ground Floor W.C., Conservatory
- Good Sized Frontage with Parking
- Integral Garage
- Gas CH PVC DG
- Vacant Possession December 2021
- EPC Rating D-59



BRIEF DESCRIPTION

A really good sized detached family home situated in a popular location and backing onto open fields. The property has accommodation of: Through Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Ground Floor W.C., Conservatory, First Floor Accommodation of: Main Bedroom with En-Suite, 3 further Bedrooms and family Bathroom. The property has a good sized parking area to the front and access to the integral garage and rear lawned gardens .

LOCATION

The property is just 1.1 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.



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Useful Information

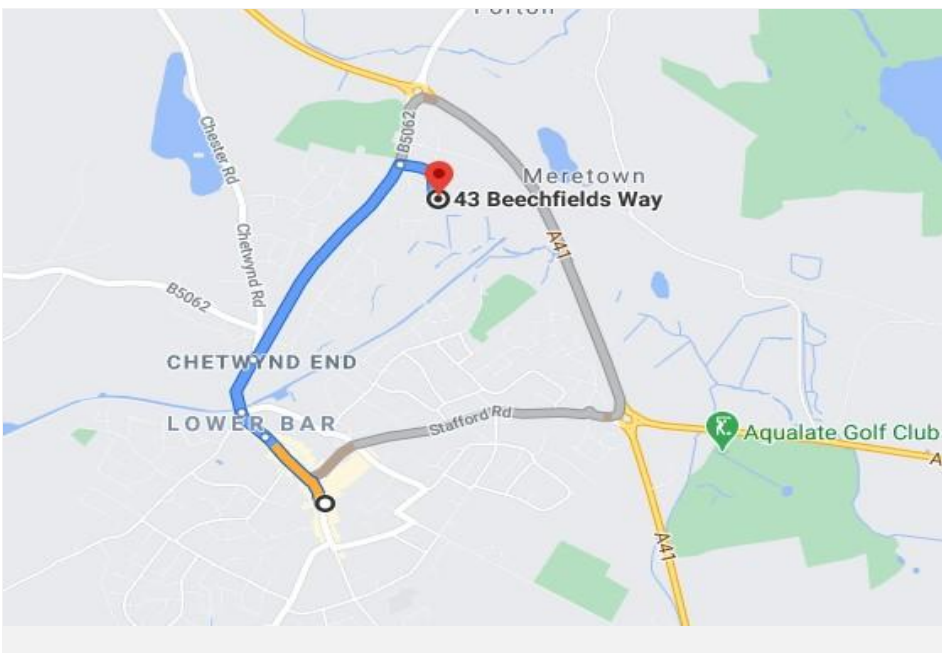
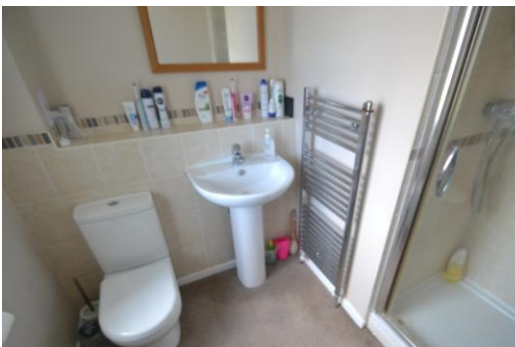
TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7Aq or call us on 01952 820239

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



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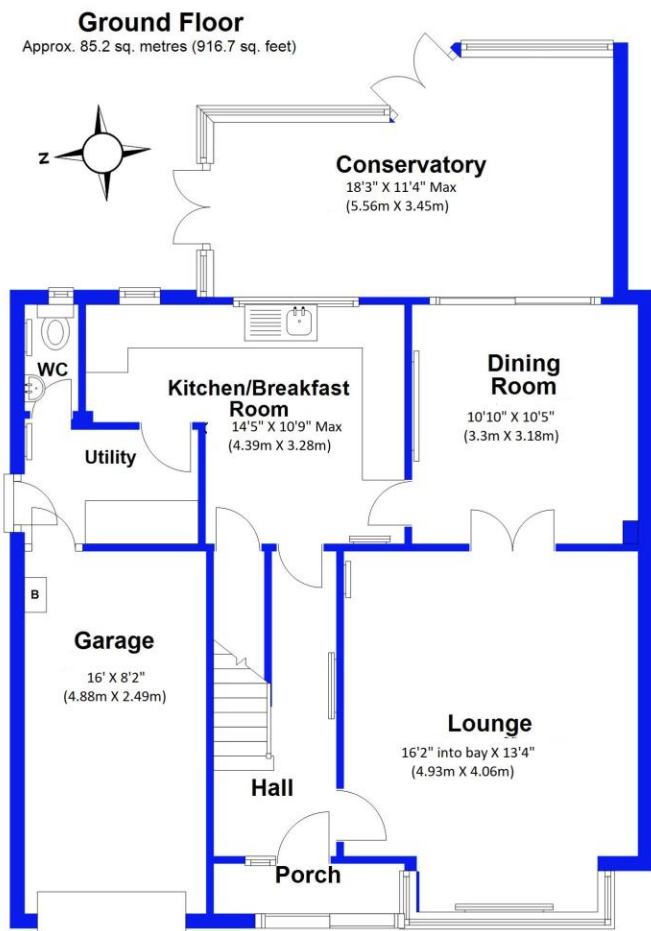
DIRECTIONS:

From our office, head north on High Street. At the mini roundabout by The Barley Public House go straight across. Continue onto Lower Bar then continue onto Chetwynd End, then slight right onto Forton Road/B5062, then turn right onto Beechfields Way and the property will be 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.



Total area: approx. 140.1 sq. metres (1507.5 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 were measured 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.

43 Beechfields, Newport

NOTE: The conservatory to this property which is not tied into the main structure has had some structural movement.

Purchasers are advised to take professional advice with regard to any rectification works prior to purchase.

NOTE: The property has been the subject to an insurance claim relating to the front driveway and the side elevation due to

Localised flooding of a storm drain which has been rectified.

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!

**NEWPORT BRANCH: 30 High Street,
Newport, TF10 7QA. | Tel: 01952 820239
Email: 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.

