Barbers

Helping *you* move

6 Rectory Fields, Newport, TF10 9BU

A fabulous 4-Bedroom Detached Family Home situated on an exclusive small development on the outskirts of Church Aston and having larger than average Gardens.

Offers In Region Of

£425,000

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Overview

- High Quality 4-Bedroom Modern Detached House
- Good Sized Entrance Hall, Ground Floor W.C.
- Beautiful Fitted Kitchen; Utility Room
- Lounge with Cast Iron Log Burning Stove & Separate Dining Room
- Master Bedroom with En-Suite
- 3 further Double Bedrooms & Family Bathroom
- Good Sized Rear Garden
- Detached Garage & Parking
- EPC Rating B

Brief Description

A lovely modern Detached 4-Bedroom Family House situated on a small development in a highly popular location - and within the catchment area for Newport's highly regarded High and Grammar Schools.

The well-presented accommodation to the ground floor comprises: Entrance Hall, ground floor W.C., Kitchen, Utility/Laundry Room, spacious Lounge with feature recessed Fireplace with cast iron log burning stove and French doors out to the rear Garden - and a separate Dining Room. Stairs from the Hallway lead up to the first floor where you'll find the Master Bedroom with En Suite, three further Bedrooms and the Family Bathroom. Externally, there's a lawned Garden to the front and to the side of the property is the driveway leading to the Detached Garage - and there's a good-sized rear Garden.

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.

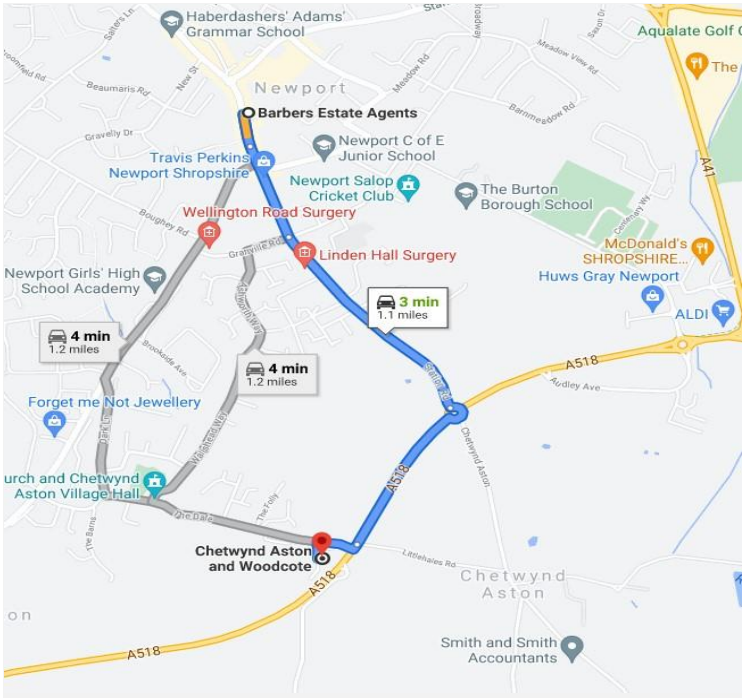
A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.

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 Square, St Quentin Gate, Telford, TF3 4EJ



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DIRECTIONS: From our office in the High Street, head south towards Bellman's Yard, continue onto Upper Bar, then continue onto Station Road. At the roundabout, take the 3rd exit onto A518, turn right onto The Dale then turn left where 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. We may use an online service provider to also confirm your identity.

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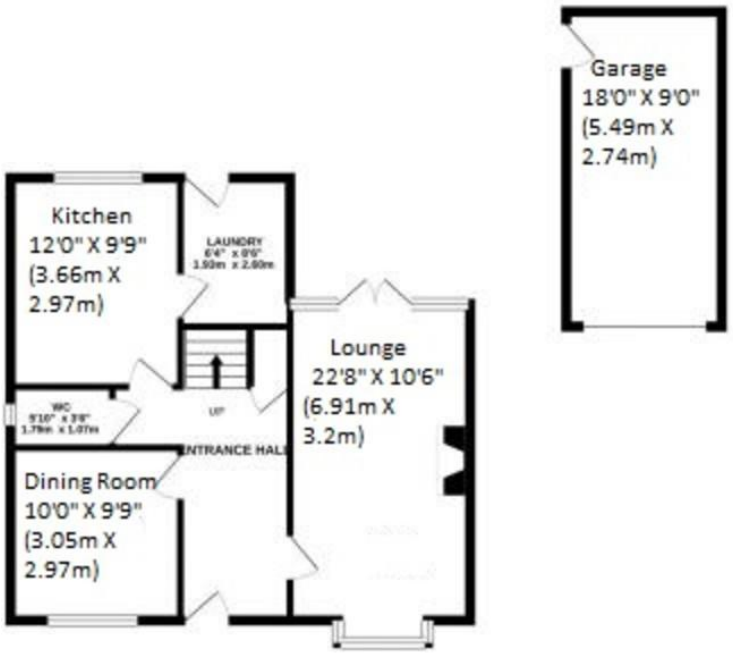
GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.

TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 7AQ | Tel: 01952 820239
Email: newport@barbers-online.co.uk

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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 but, please contact us before viewing the property.