



Helping *you* move



Abbey View, Lilleshall, TF10 9HJ

A wonderful opportunity to purchase an extended, very nicely presented 3-4 Bedroom Detached Bungalow with the addition of a self-contained One Bedroom Annex. The property is situated in a pretty village location and has a large, beautiful landscaped rear Garden.

Offers In Region Of
£450,000

Overview

- Superb Detached Renovated Period Family Home
- Flexible Accommodation From 3 to 5 Bedrooms
- Attached One Bedroom Annex with Kitchen, Bathroom, Lounge and Sleeping Area
- Absolutely Stunning Rear Gardens
- Stylish Modern Kitchen
- Parking for Several Cars
- EPC Rating - D



Brief Description

Being all on one level, the property has really flexible accommodation which is well suited to modern family life. The Entrance Hall gives access to the accommodation in the main Bungalow which is currently being utilised as three Bedrooms, Dining Room/Home Office, Lounge, Family Bathroom, additional W/C., and a modern L-Shaped Kitchen. From the Kitchen you go through to the Rear Hall gives access to the Annex Accommodation.

The Annex a great independent living space - with Kitchen, Shower Room, Bedroom area that opens to the Lounge area with French doors out to the rear Garden. Externally, there's a large, glorious Garden to the rear with pergola, patio areas, mature borders, greenhouse, and several Parking Spaces to the front of the property.

Location

The property is in the heart of Lilleshall Village yet just 2.9 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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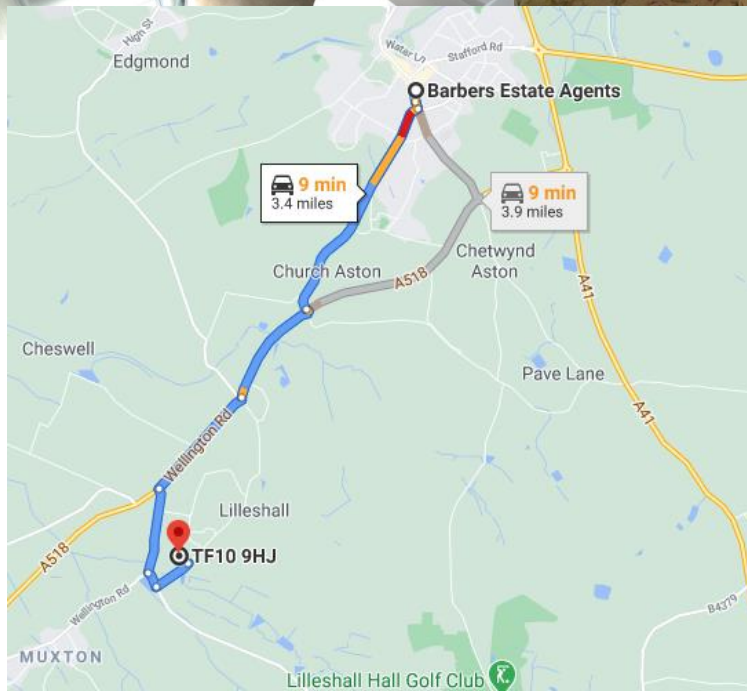
Useful Information

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 except gas 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, Telford and Wrekin TF3 4EJ



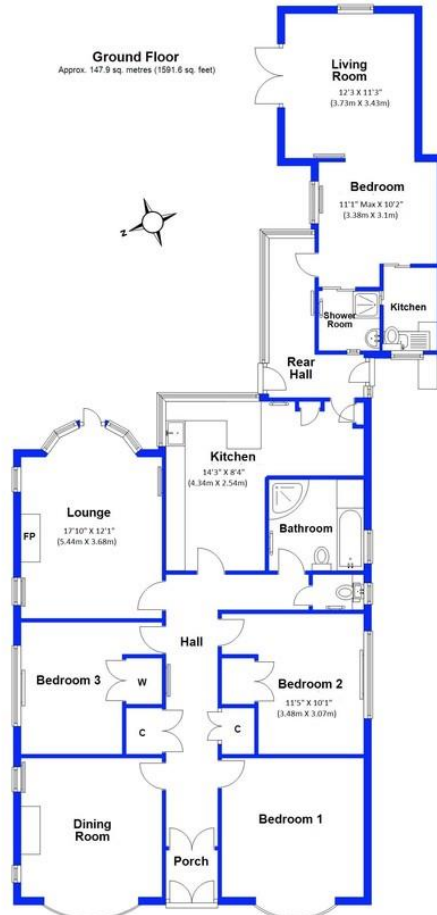
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DIRECTIONS: From our Newport Office head south on the High Street, right on Wellington Road and then take the 3rd exit at the roundabout on the A518 signposted to Telford. At the next roundabout stay on the A518. After 0.7 miles bear left on Wellington Road, then left on Lilyhurst Road, left on Church Road and then the property will be on your right - the property name 'Abbey View' is on a name plate set into the front wall.

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.

Floor Plan – Not to Scale



Total area: approx. 147.9 sq. metres (1591.6 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 dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures 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.

Abbey View, Church Road, Lilleshall, Newport

Annex Living Area



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,
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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.