



Helping *you* move



98 Wellington Road, Shropshire, TF10 7HJ

Set back from the road, this good looking, double fronted 4-Bedroom Family Home has a super light and bright Family Kitchen, two Reception Rooms and an En Suite to the Master Bedroom.

Offers In Region Of

£295,000

Overview

- Four Bedroom Detached Family Home
- Family Kitchen with Well-Appointed Kitchen and French Doors To The Rear Garden
- Lounge and Second Sitting Room/Home Office
- Utility Room and Ground Floor WC
- En Suite to Master Bedroom and Family Bathroom
- Gardens to Front and Rear; Garage with Driveway Parking
- EPC RATING B - 83



Brief Description

A four-Bedroom Detached Family Home in a great location with really well planned and presented accommodation - and parking for up to three vehicles.

To the ground floor is the Entrance Hall, Spacious Family Kitchen with French Doors out to the Rear Garden, Two Reception Rooms, Utility and Ground Floor W/C. To the First Floor is the Master Bedroom with En Suite, Three Further Bedrooms and the Family Bathroom. Externally, the property is set back from the road with a smart front garden, with a good size rear garden which has a 'Secret Garden' hidden behind the tall hedge - and both a Garage and Driveway giving Parking for up to three cars.

Location

The property is just 0.5 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.



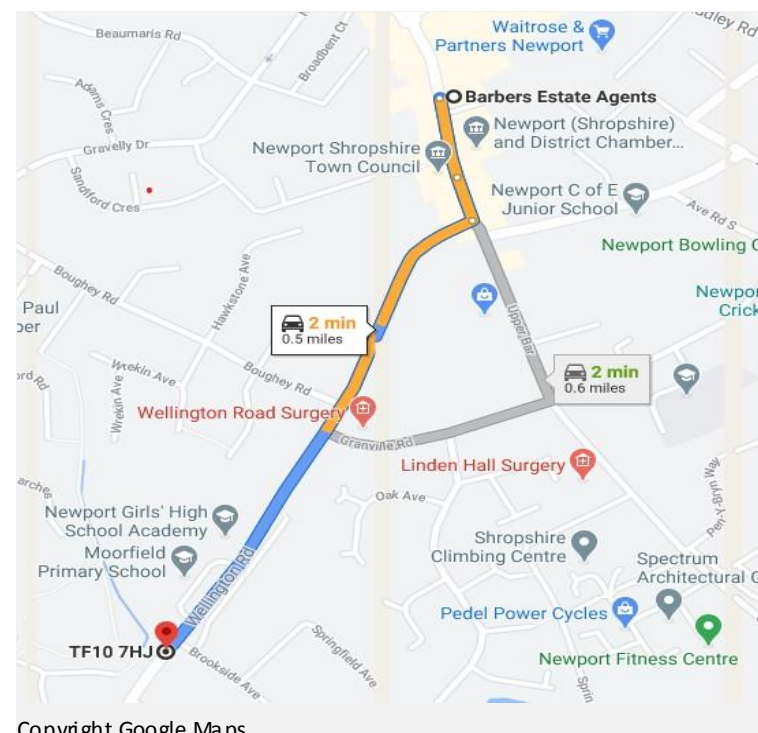
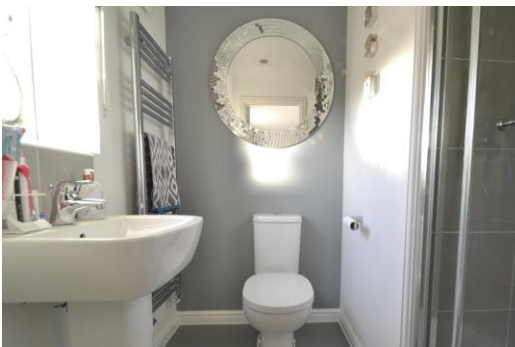
Useful Information

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 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

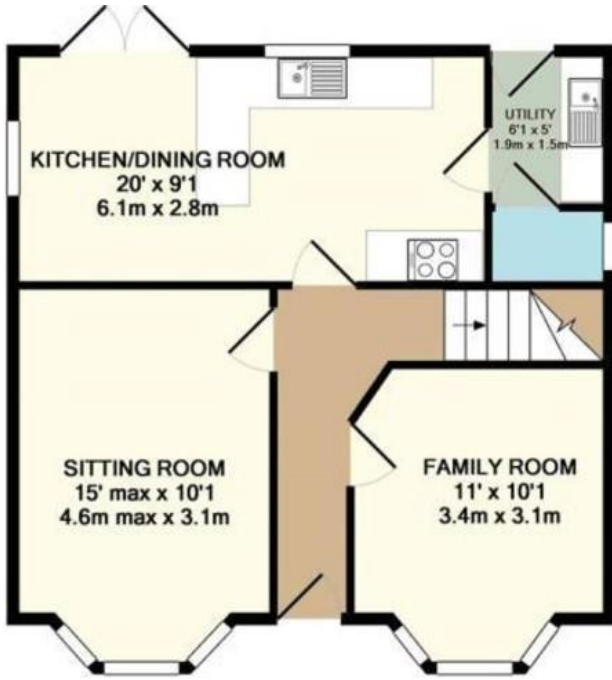
LOCAL AUTHORITY: Telford & Wrekin Council Southwater Square, St Quentin Gate, Telford, Telford and Wrekin TF3



DIRECTIONS: The property is just 0.5 miles from our Newport office: head south on the High Street and then right on Wellington Road. After 0.4 miles, just after Moorfield Primary School, the property is on your right and can be identified by our 'For Sale' sign.

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

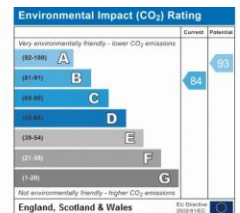
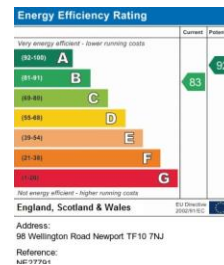
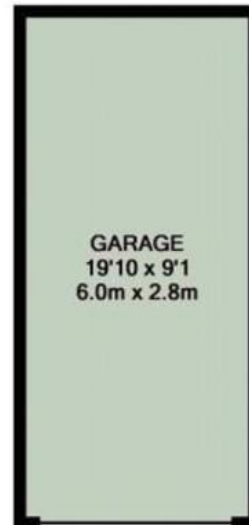
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity.



GROUND FLOOR
APPROX. FLOOR
AREA 529 SQ.FT.
(49.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)



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**



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.