



Talbot House, 16 Forton Road, Newport, TF10 7JP

Helping *you* move



# Talbot House, 16 Forton Road, Newport, TF10 7JP

Freehold – Offers in the Region of  
£725,000



## Features

- A Stunning Five Bedroom Detached Family Home
- Striking Galleried Landing
- Thoughtfully Renovated and Extended by the Current Owners
- Impressive Open Plan Kitchen and Dining Area
- Elegant Lounge, Separate Office
- Snug with Log Burner, Under Floor Heating to Ground Floor
- Principal Bedroom with En-Suite and Family Bathroom
- Extensive Gardens with Water Feature
- Ample Parking, Generous Patio Area
- EPC Rating C, Council Tax Band C



## BRIEF DESCRIPTION

A beautifully presented Five-Bedroom Family Home, featuring a striking Galleried Landing, Generous Parking, and a Substantial Garden. Thoughtfully renovated and extended by the current owners, the property now offers exceptional, high-quality accommodation, ideally positioned within easy reach of Newport Town Centre.

The spacious and well-planned interior comprises: A large central Entrance Hall, Cloakroom/WC, elegant Lounge, and a cosy Snug Sitting Room. The heart of the home is the impressive Open-Plan Kitchen and Dining Area, complemented by a generous Utility Room and a separate Office.

To the first floor, the Principal Bedroom benefits from an En-Suite, alongside a Guest Bedroom also with En-Suite facilities. There are Three further Double Bedrooms and a well-appointed Family Bathroom, all arranged around the stunning Galleried Landing.



Externally, the property offers Ample Parking, convenient Side Access, and Extensive Gardens featuring a Water Feature and Generous Patio Areas -ideal for outdoor entertaining and family living.

### 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.



Helping *you* move

**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)

**DIRECTIONS:** From our office head north on the High Street, go straight across at the mini roundabout and continue onto Lower Bar, continue onto Chetwynd End and then take a slight right onto Forton Road/B5062. Carry on along Forton Road and the property will be located on the left hand side, a little before the turning for Chetwynd Grove.

**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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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

**EPC RATING** – C-78 The full energy performance certificate (EPC) is available for this property upon request.

**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.

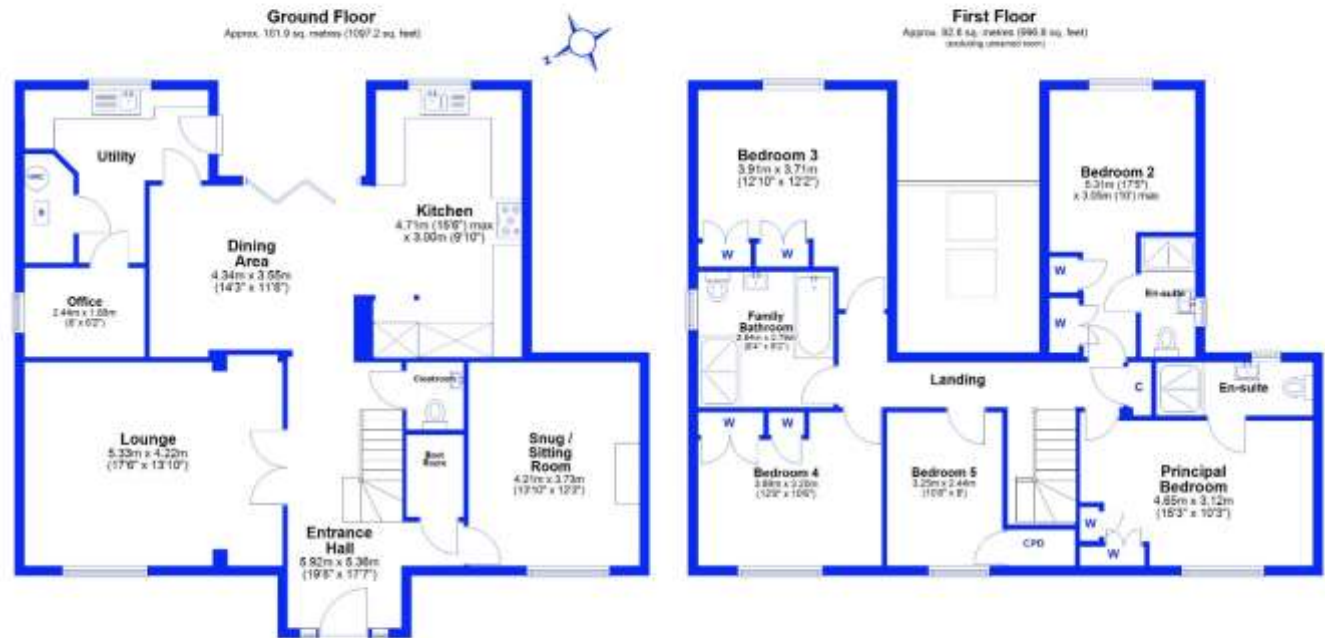
**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

**METHOD OF SALE:** For Sale by Private Treaty.

NE38526





Total area: approx. 194.5 sq. metres (2094.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All our data has been taken in the possession of the Aor Star which should be used for illustrative purposes only. All sizes and 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 PlanIt.

16 Forton Road, Newport

**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 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.



**NEWPORT**  
30 High Street, Newport, TF10 7AQ | Tel: 01952 820 239  
Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

**MARKET DRAYTON**  
**NEWPORT**  
**SHREWSBURY**  
**WELLINGTON/TELFORD**  
**WHITCHURCH**