Barbers

Helping *you* move

The Old Toll House, Newport, TF10 7NA

A beautifully restored and enhanced 4-Bedroom Detached Character Residence situated within walking distance of Newport Town centre. From the minute you walk into the light and airy Entrance Hall you'll be impressed by the space and quality of this lovely property which includes two Reception Rooms and a stunning Kitchen/Family Room.

Offers In Region Of

£355,000

46 Stafford Road, Newport, TF10 7NA

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Overview

- Attractive, Refurbished Character Family Home
- New Central Heating, New Glazing
- New Fitted Kitchen, Utility and Bathrooms
- Feature Hallway, Kitchen/Family Room
- 2 Further Reception Rooms
- Four Double Bedrooms
- 2 Parking Spaces, Lawned Garden
- EPC Rating - TBC

Brief Description

This really is a beautifully renovated family home, combining original character with a modern approach to family living – including a light and spacious Kitchen/Family Room opening to the rear Garden.

Situated close to Newport Town Centre, the property has accommodation comprising: feature Entrance Hall off which is the WC/Utility, Dining Room, super Kitchen/Family Room with light flooding in through the French doors out to the rear Garden, and further Living Room. Stairs rise to the first-floor landing with Main Bedroom and En-Suite and 3 further Bedrooms and family Bathroom. Externally, there's a rear Garden with Patio and Lawn – and two Parking places.

Location

The property is just 0.3 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.

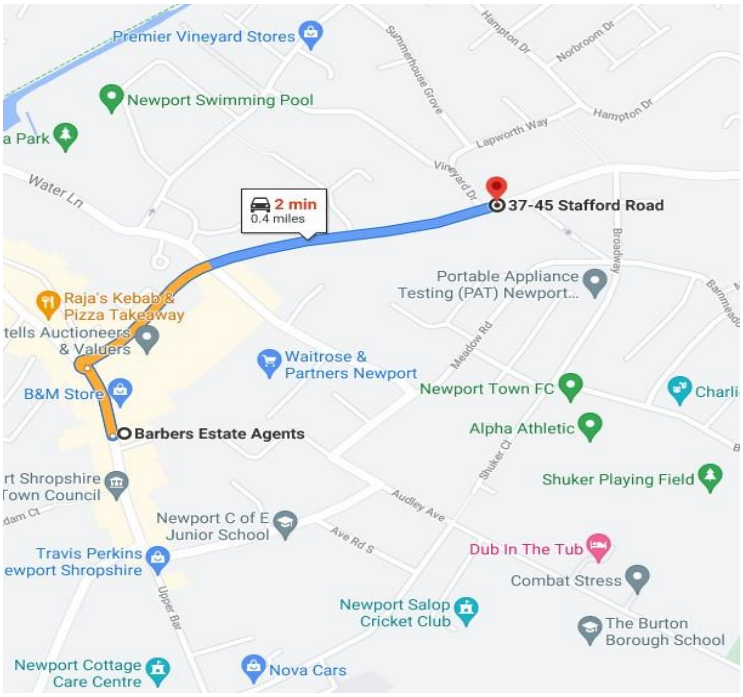
A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.

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 north and at the mini roundabout by The Barley Public House, take the 2nd exit onto Stafford Street, continue straight through the traffic lights 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. We may use an online service provider to also confirm your identity.

Total area: approx. 151.7 sq. metres (1632.9 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 mand 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.

The Old Toll House, Stafford Road, Newport

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.