



Helping *you* move



37 Audley Park, Newport, TF10 7GH

A well maintained, modern 4 Bedroom Detached Family Home located a short distance from Newport Town Centre. The property comprises 4 good sized Bedrooms with an En-Suite and a spacious Family Bathroom. Downstairs there is a Kitchen, Utility and Downstairs W.C, spacious Lounge, separate Dining Room, good sized rear Garden together with an integral Garage.

Offers in the Region of
£400,000

37 Audley Park, Newport, TF10 7GH

Overview

- Modern Detached Family Home
- Four Bedrooms
- Entrance Hall, Kitchen
- Utility Room, Ground Floor W.C.
- Living Room, Dining Room
- En-Suite to Main Bedroom, Family Bathroom
- Single Garage
- Driveway Parking and Well Maintained Rear Gardens
- Council Tax Band D
- EPC Rating C



BRIEF DESCRIPTION

Built by popular local housebuilder Shropshire Homes, 37 Audley Park is a smartly presented Detached Modern House situated a stone's throw from the bustling Newport Town Centre.

This property features 4 generous Bedrooms with all the space you could need as well as a Main En-Suite and a large Family Bathroom. Downstairs there is a fitted Kitchen with adjacent Utility and Downstairs W/C, all of which have a tiled floor throughout. A separate Dining Room with French doors lead to the delightful garden. The Lounge features a fireplace and stylish walk in bay window overlooking the front. The property has off road Parking to the front together with a Single Garage currently used as storage.

LOCATION

The property is just 0.4 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.



Your **Local** Property Experts
01952 820 239

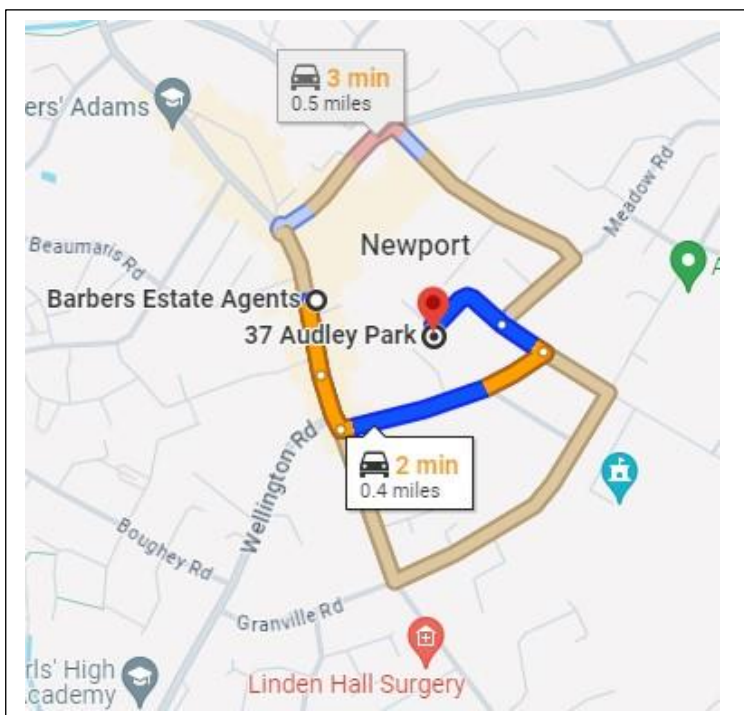


USEFUL INFORMATION: TO VIEW THIS

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.

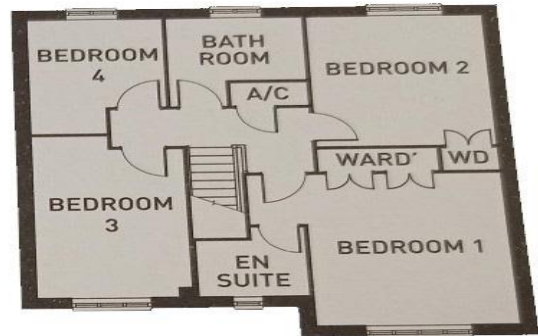
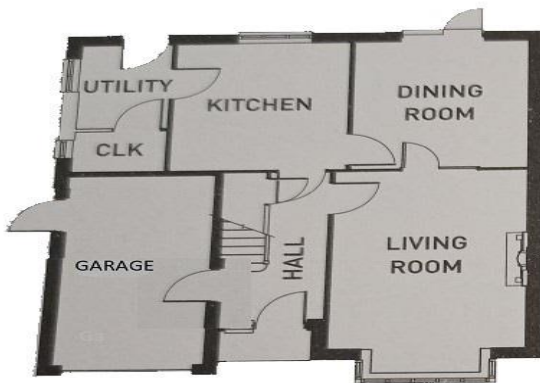
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office in the High Street, head south on High Street, continue onto Upper Bar then turn left onto Avenue Road, then turn left onto Audley Ave. Continue straight onto Audley Park where the property will be located on the left hand side

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. A list of acceptable ID documents is available upon request.



GROUND FLOOR

Kitchen: 11'0" X 9'11 (3.35m X 3.02m)

Utility Room: 7'0" X 5'0" (2.13m X 1.52m)

Dining Room: 10'0" X 11'0" (3.05m X 3.35m)

Living Room: 11'0" X 15'0" (3.35m X 4.57m)

FIRST FLOOR

Bedroom One: 11'0" X 12'0" (3.35m X 3.66m)

Bedroom Two: 10'0" X 11'0" (3.05m X 3.35m)

Bedroom Three: 8'0" X 14'0" (2.44m X 4.27m)

Bedroom Four: 7'11 X 10'0" (2.41m X 3.05m)

Single Garage: 16'0" X 8'0" (4.88m X 2.44m)

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! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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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.