



Helping *you* move



23 Station Road, Newport, TF10 7EN

A splendid Victorian character property in a prestigious town locale, boasting captivating architectural details. This residence offers ample space for customisation. The property's good-sized Gardens, rear Garage access, and on-street parking add convenience, all within walking distance of the Town Centre.

Offers in the Region of
£585,000

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Overview

- Victorian Character Semi-Detached Home
- Walking Distance of Town Centre and Local Amenities
- Four Bedrooms, En-Suite Bathroom and Shower Room
- Hall, Sitting Room, Dining Room
- Breakfast Kitchen, Utility, Conservatory
- Ground Floor W.C. and Pantry
- Lovely Lawned Rear Gardens with Paved Patio
- On Street Parking and Single Garage
- Council Tax Band F
- EPC Rating - D



BRIEF DESCRIPTION

A charming Victorian property, located in the desirable heart of town. This residence showcases beautiful architectural features and offers a wonderful opportunity for a new owner to add their personal touch. As you enter, you're welcomed by a striking Entrance Hall, setting the tone for the rest of the home. The elegant Lounge features an original fireplace, and nearby, a versatile Dining Room provides space for either Dining or use as a Study or additional Sitting Room. The rustic-style Kitchen adds warmth and character, with access to a functional Cellar, offering potential for extra storage or creative uses. Adjacent to the Kitchen is a lovely Conservatory, providing a relaxing space with views of the garden. A spacious Utility Room offers practical convenience, along with a walk-in pantry for organized kitchen storage. There is also a Ground-Floor Cloakroom with a W.C.

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.



Your **Local** Property Experts
01952 820 239

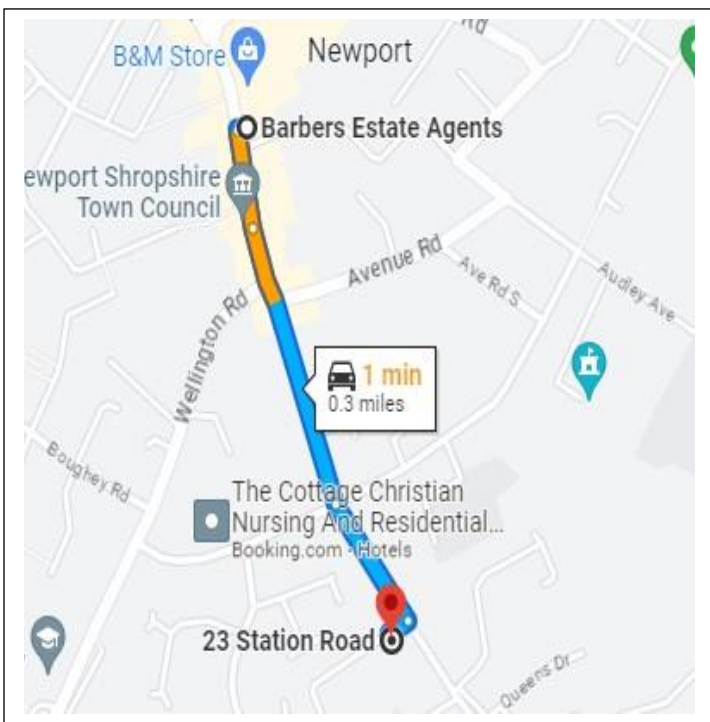


USEFUL INFORMATION: TO VIEW

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

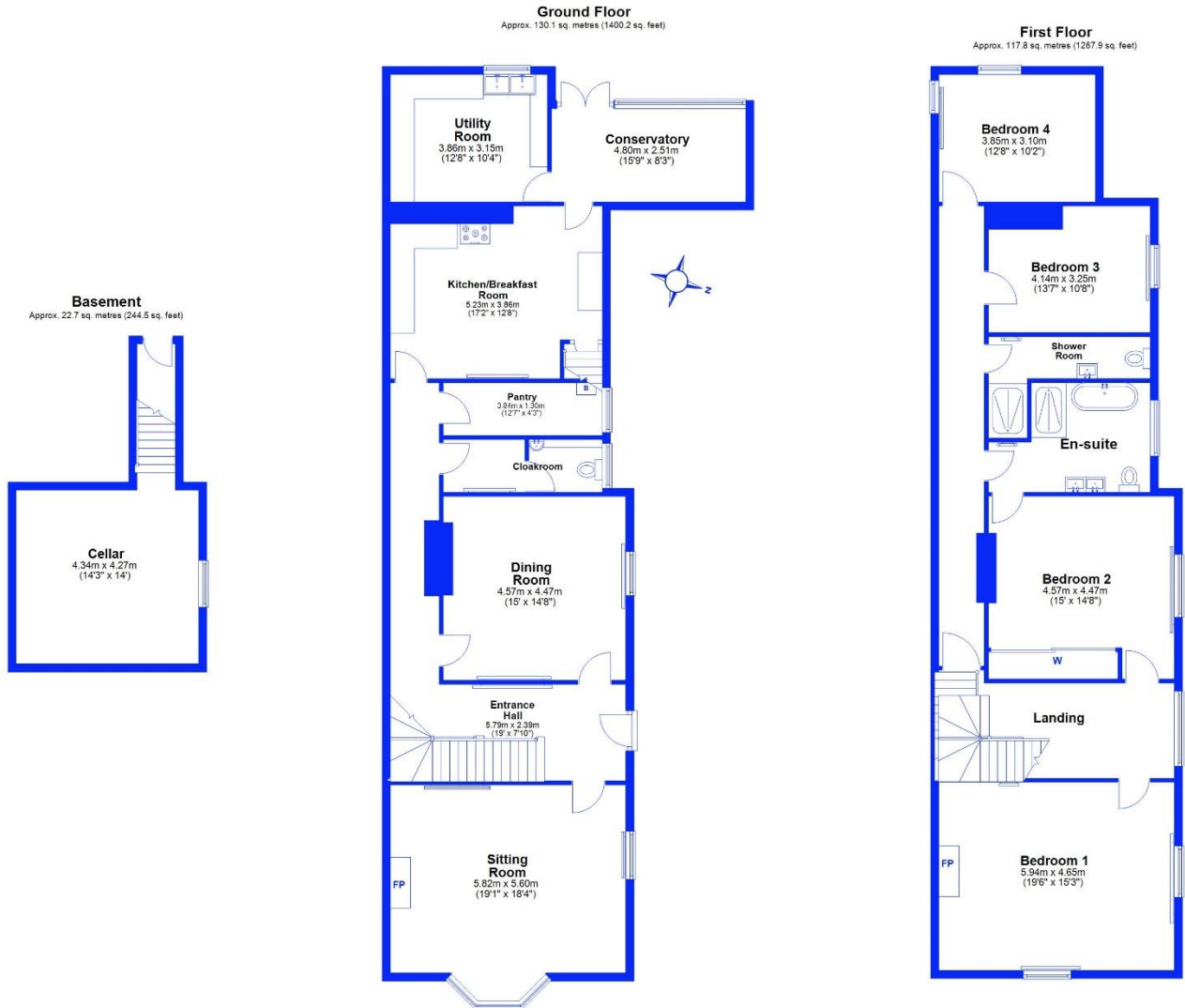


DIRECTIONS: From our office head south on High Street and continue onto Upper Bar, continue onto Station Road, turn right onto Springfields and the property will be located on the left hand side.

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: 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

NOTE: Regarding the rear of the garden, the owner has recently received quotes to take down the existing garage and replace with a generous 2 car parking area at a cost of around £2,000. This area could then be screened from the rear garden.



Total area: approx. 270.6 sq. metres (2912.6 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 and 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.

23 Station 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! Tel: 01952 820 239

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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.