



Helping *you* move



## Sheldar, Tibberton, TF10 8NX

Presenting a stunning re-designed 3 Bedroom, 2 Bathroom Family Bungalow in a sought-after village. Spacious, high-quality interior, featuring a bright Lounge, well-appointed Kitchen, and a lovely Conservatory. Ample Parking, an oversized Garage, Storage Sheds, and a purpose-built Office complete this dream abode.

Offers in the Region of  
**£600,000**



# Sheldar, Tibberton, TF10 8NX

## Overview

- Re-Designed Detached Bungalow
- Three Bedrooms
- Entrance Hall, Kitchen Dining Living Room
- Large Utility, Conservatory, W.C.
- Lounge
- Main Bedroom With Contemporary En-Suite
- Bathroom, Detached Garage, Office Studio
- Electric Car Charging Point, Lovely Gardens
- Council Tax Band F
- EPC Rating – D-64



## BRIEF DESCRIPTION

Introducing a breathtaking, imaginatively redesigned family Bungalow, situated within the confines of a highly sought-after village and nestled in a delightfully tucked away location. This remarkable property boasts generously proportioned living spaces adorned with top-tier fittings, offering an unparalleled level of comfort and luxury. As you step into the residence, a wide and inviting Entrance Hall welcomes you, setting the tone for what lies beyond. The Lounge is a luminous and airy space, creating an atmosphere of relaxation and openness, connected seamlessly, the high-quality Kitchen extends to a spacious Dining Area and Sitting Area, leading gracefully into a Conservatory adorned with a solid roof and skylights, allowing natural light to cascade in.

## LOCATION

Tibberton is a rural village just over five miles from the market town of Newport, Shropshire. Tibberton has a Primary School, village shop, popular pub, All Saints Church and a Village Hall. Newport has a busy High Street with a good mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and the property is within the catchment area of Newport's highly regarded High and Grammar Schools.

Shrewsbury and Telford offer a wider range of shops and facilities, and the A41 (6 miles) and opens the property up to wider commuter access to both Manchester and Birmingham.



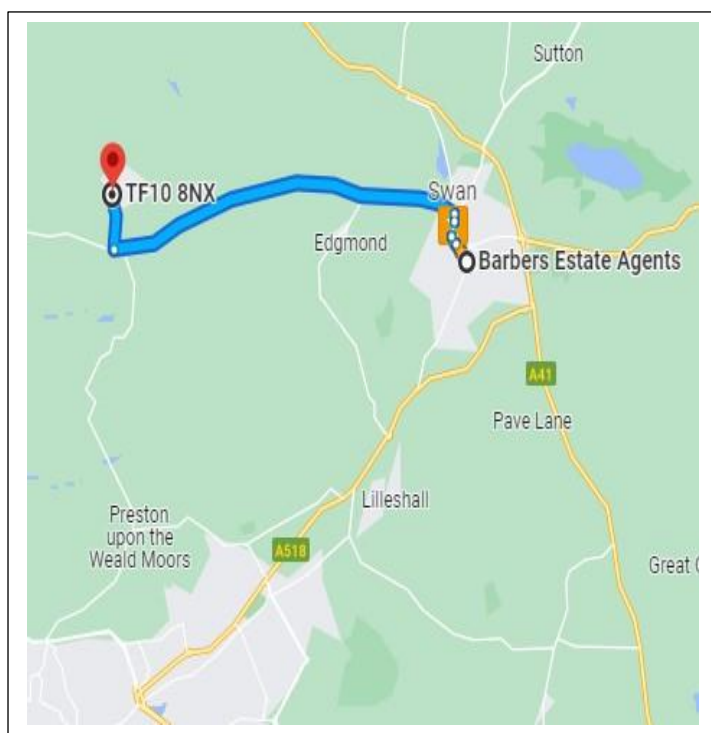
Your **Local** Property Experts  
01952 820 239



**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](mailto: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

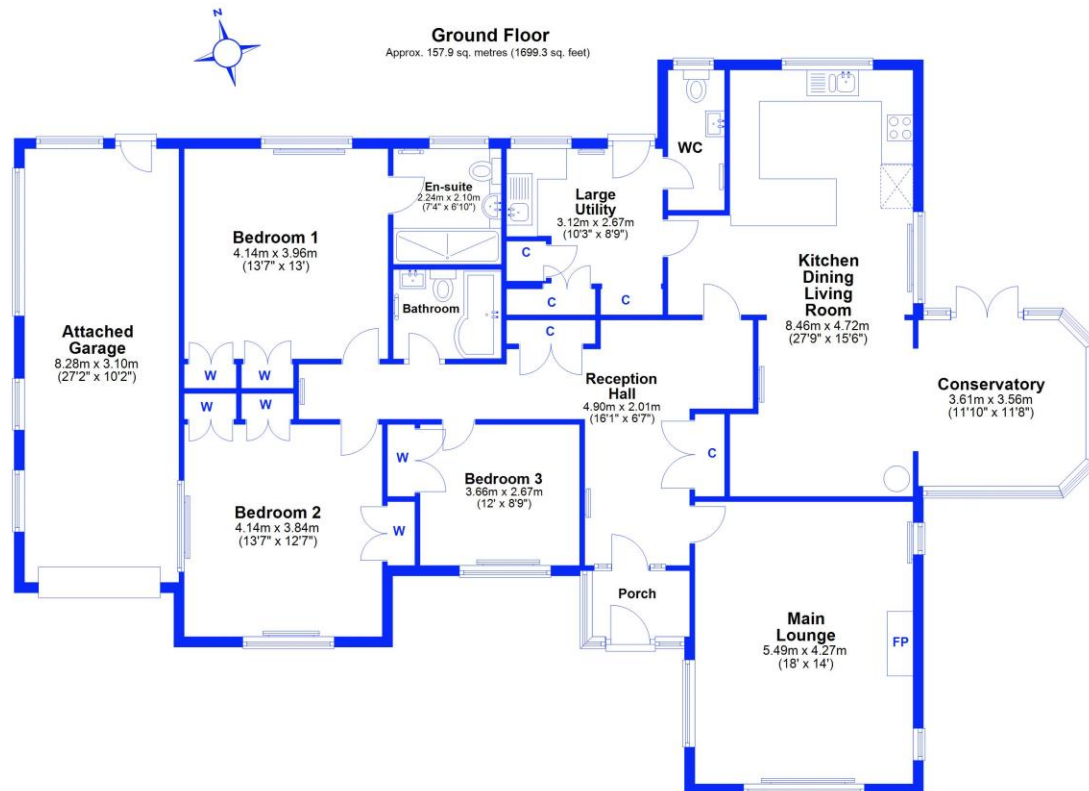


**DIRECTIONS:** From our office head north on High Street, go straight across at the mini roundabout, continue onto Lower Bar then, continue onto Chetwynd End then slight left onto Chetwynd Road/B5062. At the roundabout, take the 1st exit onto Edgmond Road/B5062 and continue to follow B5062 for 4.2 miles. Turn right onto Back Lane, head towards the new build properties and you will see a private drive near Adams Croft on the left, there is a private drive on the right and Sheldar is the bottom on the left.

**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. The 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.





Total area: approx. 157.9 sq. metres (1699.3 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.

Sheldar, Tibberton, 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

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)

**Barbers**

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.