



Helping *you* move



3 Crown Mews, Newport, TF10 7AA

A fantastic opportunity to purchase a lovely, Three Bedroom Town House, set up for very convenient living! It is exceptionally located in a small, quiet development, within walking distance of Newport High Street and yet with no passing traffic. The property has the benefit of a low maintenance Courtyard Garden and Rear Yard together with a single Car Parking Space to the side of the property and further Visitor Parking to the rear!

Offers in the Region of
£250,000

3 Crown Mews, Newport, TF10 7AA

Overview

- Lovely Modern Town House
- Three Bedrooms
- Entrance Hall, Ground Floor W.C.
- Kitchen Breakfast Room
- Lounge
- Main Bedroom with En-Suite Shower Room
- Bathroom
- Front Courtyard Garden, Rear Yard
- Single Car Parking Space and Further Visitor Parking
- Council Tax Band B
- EPC Rating C-76



BRIEF DESCRIPTION

A modern, Three Bedroom Townhouse, situated within walking distance of Newport Town Centre and close to local amenities. The property has the benefit of: Entrance Hall, Ground Floor W.C., Spacious Lounge, Kitchen Breakfast Room, Three Bedrooms. The Main Bedroom has an En-Suite Shower Room and a Further Bathroom. Externally there is a front Courtyard Garden bounded attractive brick and capped walls and wrought iron fencing, with a gate and a single Car Parking Space. To the rear there is a Yard bounded by walls together with a visitor Parking Area.

LOCATION

The property is less than 100 metres 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. Indeed local buses are within walking distance from the property to enable countryside travel without the need for a car!



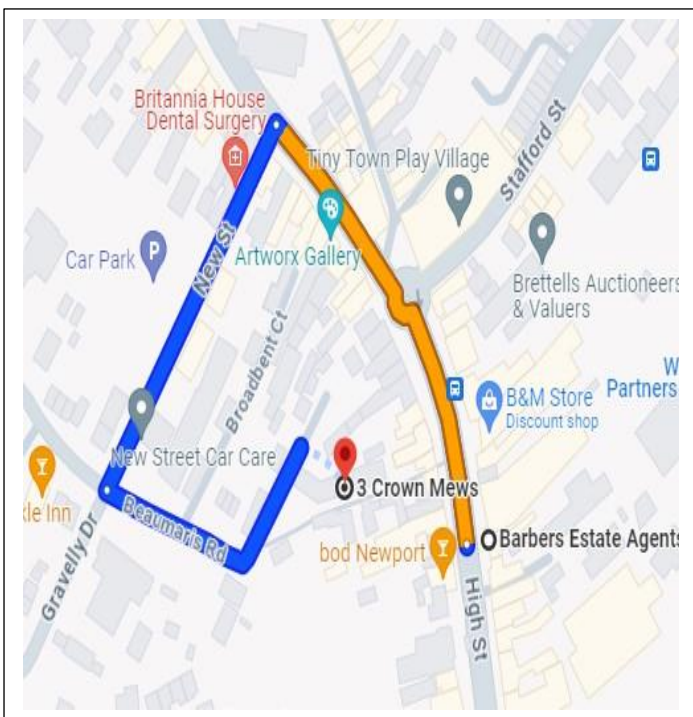
Your **Local** Property Experts
01952 820 239



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

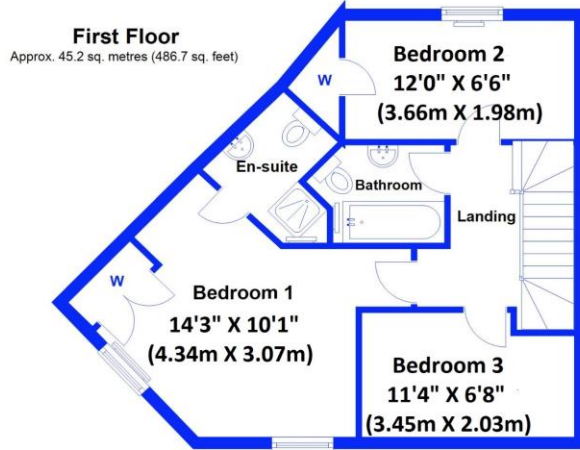
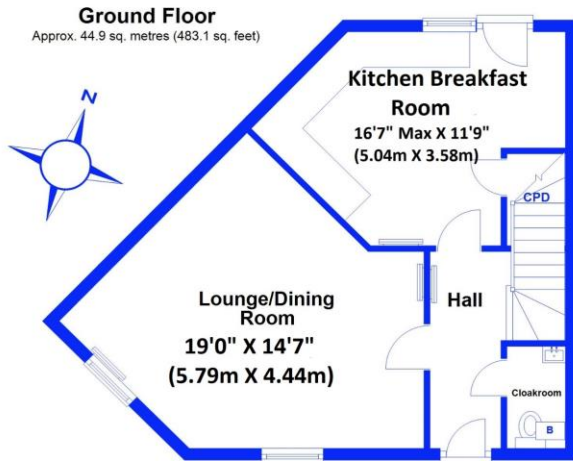


DIRECTIONS: From our office, head north on High Street and go straight across at the mini roundabout. Turn left onto New Street then turn left onto Beaumaris Road and the property will be located on the right hand side as identified by our For Sale Board.

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. 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.

SERVICE CHARGE: There is a Management Company which manages the common areas and visitor car parking spaces. There is an annual charge for this which is currently £120 per property.



Total area: approx. 90.1 sq. metres (969.8 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.

3 Crown Mews, 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

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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.