



Helping *you* move



20 Brookside Avenue, Newport, TF10 7HN

Unmissable chance to own a charming Semi-Detached Home with Ground Floor Extension. Features include a Through Entrance Hall, spacious Lounge, Three Bedrooms, large Bathroom, pretty front Gardens with Parking, and beautifully landscaped oversized rear Gardens with a Conservatory and large Workshop/Shed.

Offers in the Region of
£265,000

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Overview

- Lovely Semi-Detached Home
- Three Bedrooms
- Kitchen, Lounge, Entrance Hall
- Dining Room
- Snug Extension
- Ground Floor Shower Room
- Bathroom
- Independent Conservatory
- Substantial Timber Workshop
- Parking
- Beautiful Landscaped Gardens
- Council Tax Band C
- EPC Rating – D



BRIEF DESCRIPTION

Don't miss out on this exceptional chance to acquire a charming, well-established Semi-Detached Residence nestled within an expansive garden setting. Boasting a generous Ground Floor Extension, this property offers substantially more living space than the average semi detached home. Upon entering, you're greeted by a welcoming through Entrance Hall leading to a Ground Floor W.C and ample Cloak Storage. The extended Kitchen has plenty of cupboard space and the spacious Lounge has double doors to the Dining Room and further opening up to a cosy Snug Sitting Room, perfect for relaxation and entertaining. Ascending to the first floor, you'll discover Three generously proportioned Bedrooms alongside a sizable Bathroom. Outside, the frontage is adorned with picturesque Gardens and abundant Parking Space, while the rear Gardens are a true highlight, meticulously landscaped and featuring an independent Conservatory and a Workshop/Shed.

LOCATION

The property is just 0.6 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

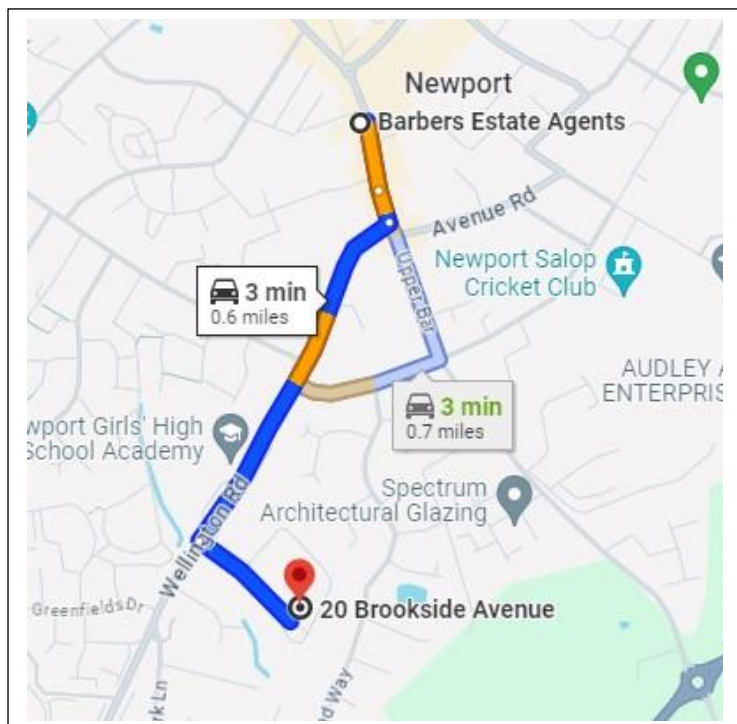


USEFUL INFORMATION: TO VIEW THIS

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

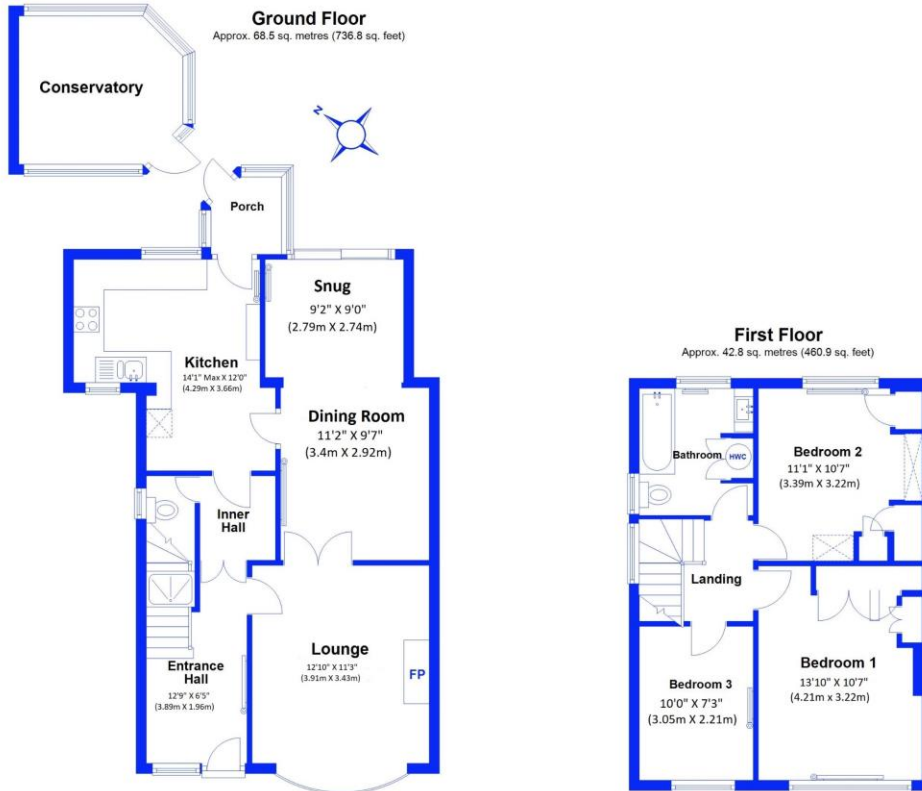
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From Newport High Street, proceed to Upper Bar, turning right into Wellington Road, continue for approximately quarter of a mile, turning left into Brookside Avenue, opposite the Girls High school where the property will be seen 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.



Total area: approx. 111.3 sq. metres (1197.8 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.

20 Brookside Avenue, 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.