



Helping *you* move



## 11 Canal Close, Newport, TF10 8FD

A lovely modern, Three Bedroom Detached House, built by Galliers Homes. Located on a corner plot, 11 Canal Close, has plenty of parking together with a Detached Garage and lawned rear Garden with paved patio.

Asking Price of:  
**£315,000**



# 11 Canal Close, Newport, TF10 8FD

## Overview

- Modern Detached Home
- Three Bedrooms, Main with En-Suite
- Through Hallway, Ground Floor W.C.
- Kitchen Dining Room
- Sitting Room
- Bathroom, Corner Location
- Detached Garage, Parking for Several Cars
- Lovely Lawned Rear Garden
- Council Tax Band D
- EPC Rating B



## BRIEF DESCRIPTION

A bright and modern detached house, built by Galliers Homes on this very attractive development. The property offers comfortable and stylish accommodation. It features a bright Entrance Hall, spacious Lounge, well-fitted Kitchen Dining Room, Ground Floor W.C, 3 first-floor Bedrooms including an En-Suite, and a family Bathroom. Situated on a corner plot, the property also includes a Detached Garage, several Parking Spaces in line and lawned rear Gardens.

## LOCATION

The property is just 1.2 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

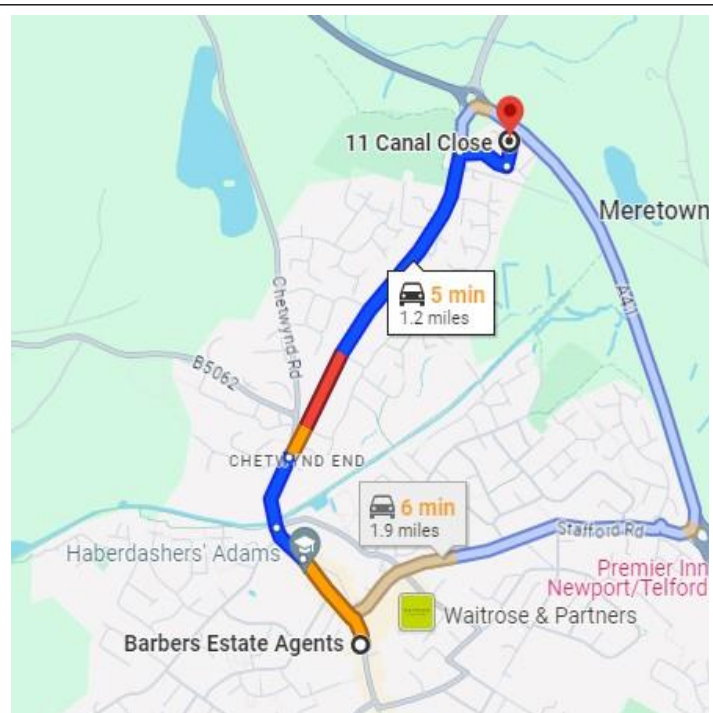


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** 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. 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

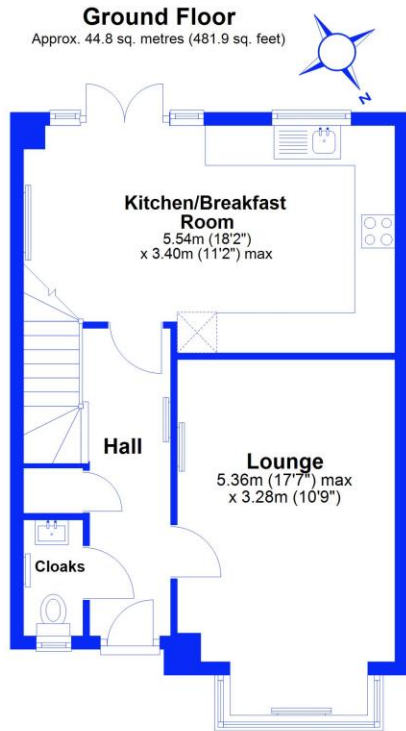


**DIRECTIONS:** From our office head north on High Street, go straight across at the mini roundabout and continue onto Lower Bar, continue onto Chetwynd End and then slight right onto Forton Road/B5062, turn right onto Devana Drive, then turn left turn left towards Canal Close, then left onto Canal Close.

**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.





Total area: approx. 88.8 sq. metres (955.4 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.

### 11 Canal Close, 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)



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.