



Helping *you* move



22 Harcourt Drive, Newport, TF10 7SA

This much improved Three Bedroom Semi-Detached Home is set in a quiet cul-de-sac position. The property offers well planned and enhanced accommodation, including a generous Lounge, Conservatory and Study together with a stylish fitted Kitchen. Upstairs there are Three generously sized Bedrooms and a large Family Bathroom.

Offers in the Region of
£260,000

22 Harcourt Drive, Newport, TF10 7SA

Overview

- A Beautifully Improved Semi-Detached Home
- Three Generous Bedrooms
- Entrance Hall with Cloaks Cupboard
- Good Size Lounge
- Stylish Fitted Kitchen
- Large Family Bathroom with Bath and Shower
- Ample Off Road Parking
- Well Maintained Rear Garden
- Council Tax Band B
- EPC Rating C



BRIEF DESCRIPTION

A beautifully improved and lovingly maintained Semi-Detached Home, set in a quiet and desirable cul-de-sac position. This spacious property offers well planned and enhanced accommodation, including an Enclosed Porch leading to a welcoming Entrance Hall with a Double Cloaks Cupboard. The generous Lounge flows into a warm roofed Conservatory with an attractive oak frame and built-in blinds, creating a cosy and versatile living space. The stylish fitted Kitchen opens into a spacious Dining Area, ideal for family meals and entertaining. A converted garage provides a useful Home Office or Study, and there is also a convenient Ground Floor W.C. Upstairs, the first floor features Three generously sized Bedrooms and a large Family Bathroom with both a Bath and separate Shower.

LOCATION

The property is just 0.7 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

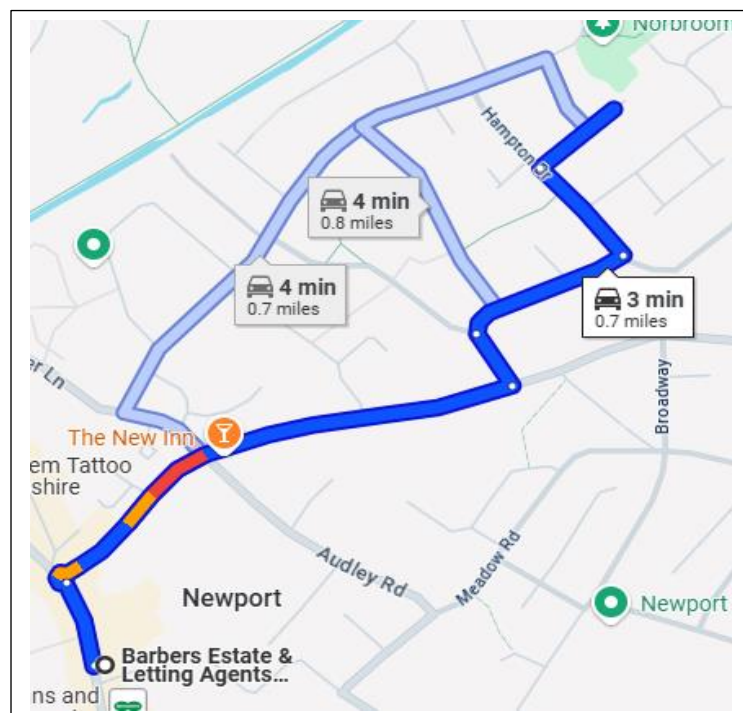


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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/>

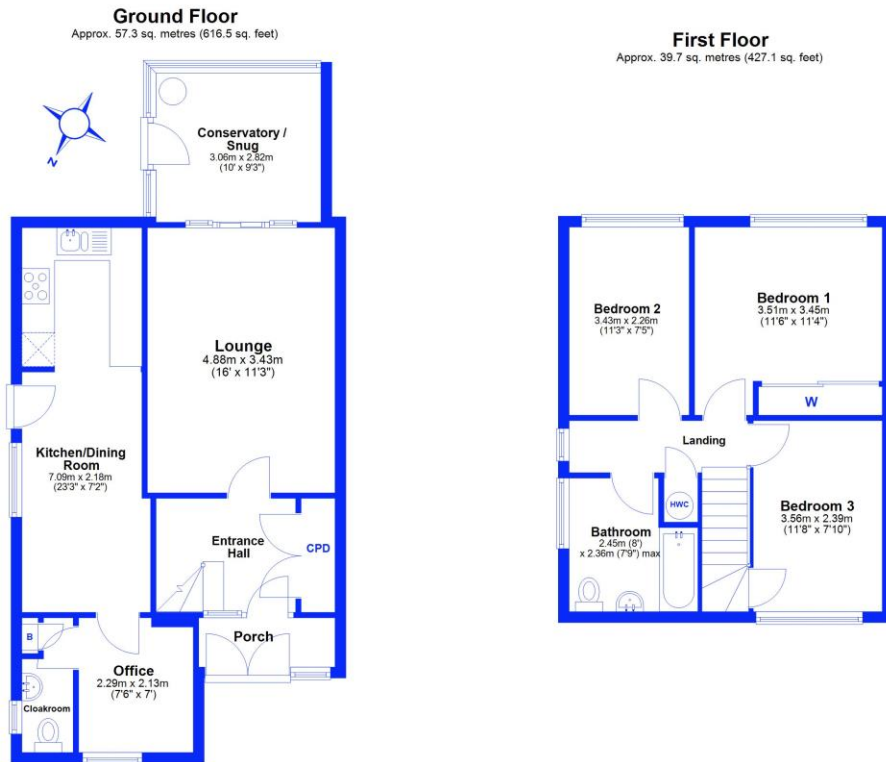
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: Proceed from Newport High Street along Stafford Road. After the traffic lights, turn left onto Vineyard Drive and follow the road round to the right into Lapworth Way. Turn left onto Hampton Drive and then right into Harcourt Drive where the property is situated on the right 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.

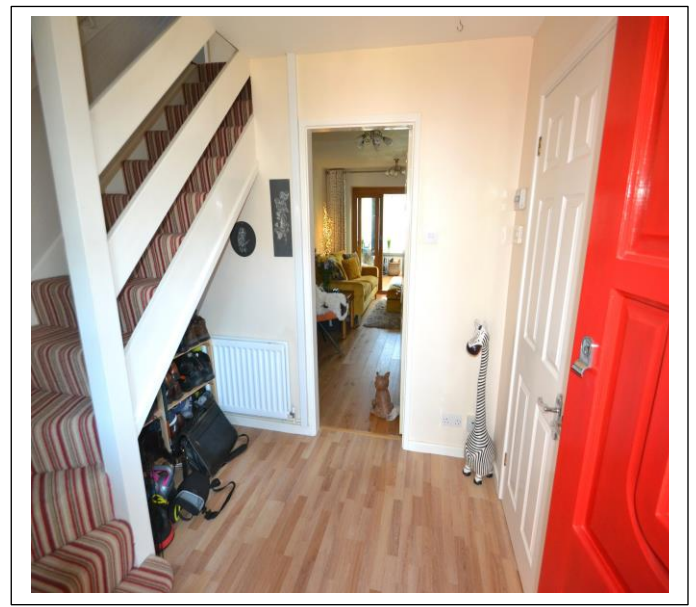
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you 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.



Total area: approx. 97.0 sq. metres (1043.6 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.

22 Harcourt Drive, 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.