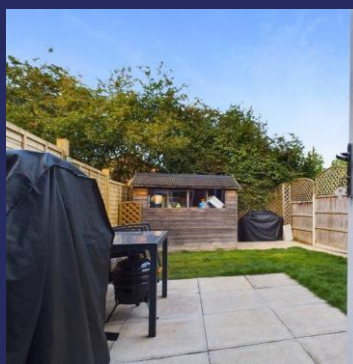
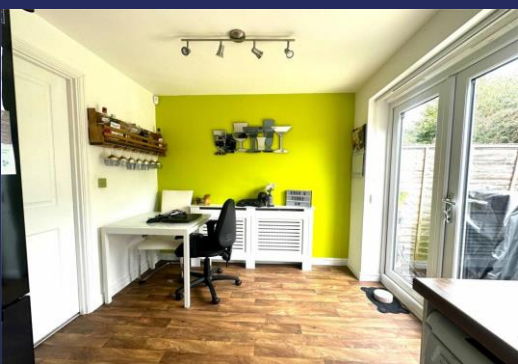




Helping *you* move



89 Greenfields Drive, Newport, TF10 7FS

This lovely Two Bedroom, well presented home benefits from being situated close to highly regarded primary and secondary schools, doctors surgery and a bus route between Newport, Telford and Stafford. The property has a driveway to the front with EV charging point and fully enclosed, low maintenance rear garden.

Offers in the Region of
£220,000

89 Greenfields Drive, Newport, TF10 7FS

Overview

- Modern Semi-Detached House
- Two Bedrooms
- Entrance Hall
- Ground Floor W.C.
- Kitchen/Dining Room with French Doors
- Lounge
- Bathroom
- Parking for Two Cars
- Electric Vehicle Car Charging Point
- Lawned Rear Garden with Patio
- EPC Rating B
- Council Tax Band – B



BRIEF DESCRIPTION

89 Greenfield's Drive is a well presented, Two Bedroom Semi Detached House situated in this popular area. The property is within walking distance of Newport High Street, local amenities and highly recorded primary and secondary schools. The accommodation comprises: Spacious Living Room, separate Dining/Kitchen and French doors out to the Rear Garden. To the first floor are Two Bedrooms and Bathroom.

Externally there is a driveway offering Two Car Parking Spaces and an EV Charger. To view this lovely property, please call our Newport Office on 01952 820239.

LOCATION

The property is just 0.8 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.



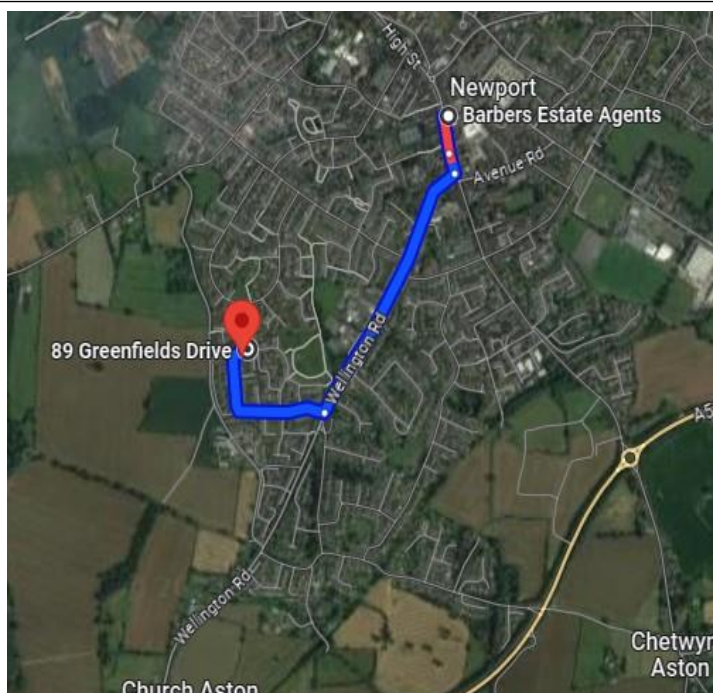
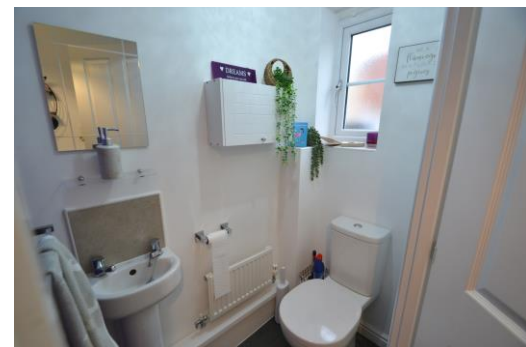
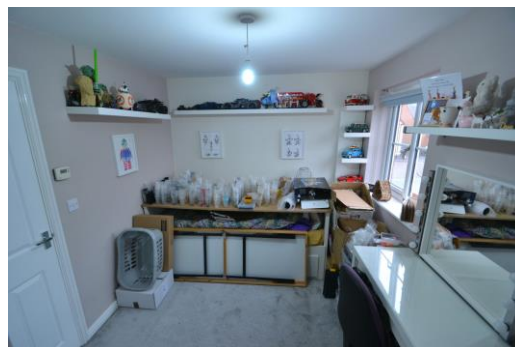
Your **Local** Property Experts
01952 820 239



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



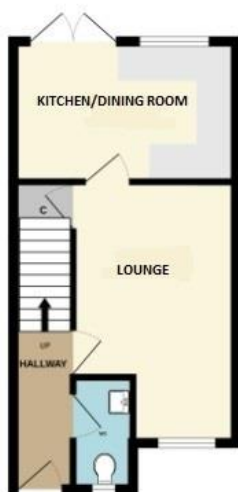
DIRECTIONS: From our office, head south on High Street, continue onto Upper Bar, turn right onto Wellington Road then turn right onto Greenfields Drive and the property will be located on the left hand side.

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.

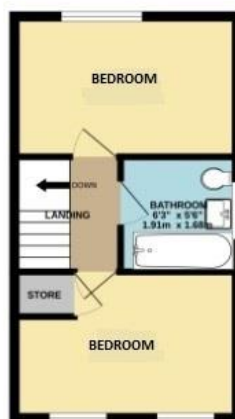
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you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



GROUND FLOOR
328 sq ft (29.8 sq.m.) approx.



1ST FLOOR
298 sq ft (27.7 sq.m.) approx.



- LOUNGE:** 15' 0" x 9' 4" (4.57m x 2.84m)
- KITCHEN/DINER:** 12' 07" x 8' 01" (3.84m x 2.46m)
- BEDROOM ONE:** 12' 09" x 8' 01" (3.89m x 2.46m)
- BEDROOM TWO:** 12' 08" x 8' 07" (3.86m x 2.62m)
- BATHROOM:** 5' 06" x 6' 03" (1.68m x 1.91m)

TOTAL FLOOR AREA: 626 sq ft (57.5 sq.m.) approx.
Where every effort has been made to ensure the accuracy of the floor plan, the dimensions are approximate. If there is any discrepancy, please refer to the original floor plan. This plan is for guidance purposes only and should not be used for any other purpose. The actual dimensions of the property may vary from those shown on the plan. Please refer to the original floor plan for more information.

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



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.