



Helping *you* move



2 Granville Road, Newport, TF10 7EQ

A fabulous opportunity to purchase this extended, Three Bedroom Link Detached Property situated in a popular location, close to local schools, doctors and Newport High Street. Externally there is driving parking for three cars, together with patio and lawned garden to the rear.

Offers in the Region of
£270,000

2 Granville Road, Newport, TF10 7EQ

Overview

- Extended Link Detached House
- Three Bedrooms
- Lounge / Dining Room
- Kitchen, Study
- Walking Distance of Local Schools, Doctors and Newport High Street
- Bathroom
- Block Paviour Driveway with Parking for Three Cars
- Lovely Mature Rear Gardens with Paved Patio
- Gas Central Heating & Double Glazing
- EPC Rating D Council Tax Band C



BRIEF DESCRIPTION

An excellent opportunity to purchase this extended, Three Bedroom Link Detached Property situated in an ever popular location offering close proximity to local schools and amenities. A spacious block paved driveway with Parking for three cars, leads to a handy Porch and Garage. Upon entering, you will find a light filled large open plan Lounge/Dining Room, Study/Snug to the rear and Kitchen with views over the Garden, a good sized Utility Room with access to the Garage, Ground Floor W/C and rear garden. Upstairs, a Main Bedroom has a double width built in wardrobe, and there are Two further Bedrooms overlooking the front drive. A good sized Bathroom completes the upstairs, currently with a bath and shower over as well as a vanity unit and WC. Externally to the rear, there is a Well-Stocked Garden with lawn, patio area and shrubbery borders.

LOCATION

The property is within walking distance of 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.

NOTE: The property is being sold on behalf of a deceased estate. Probate was applied for on the 00/00/25.



Your **Local** Property Experts
01952 820 239

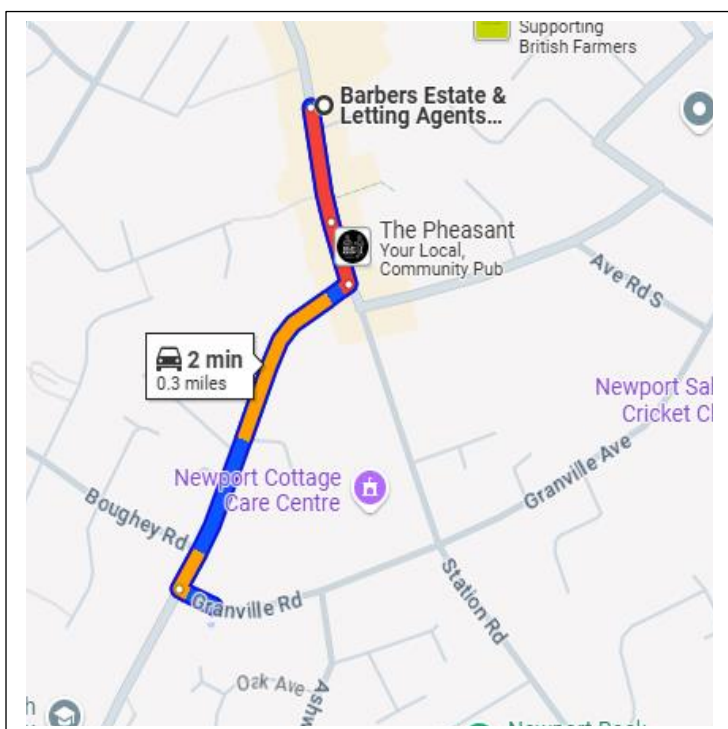


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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



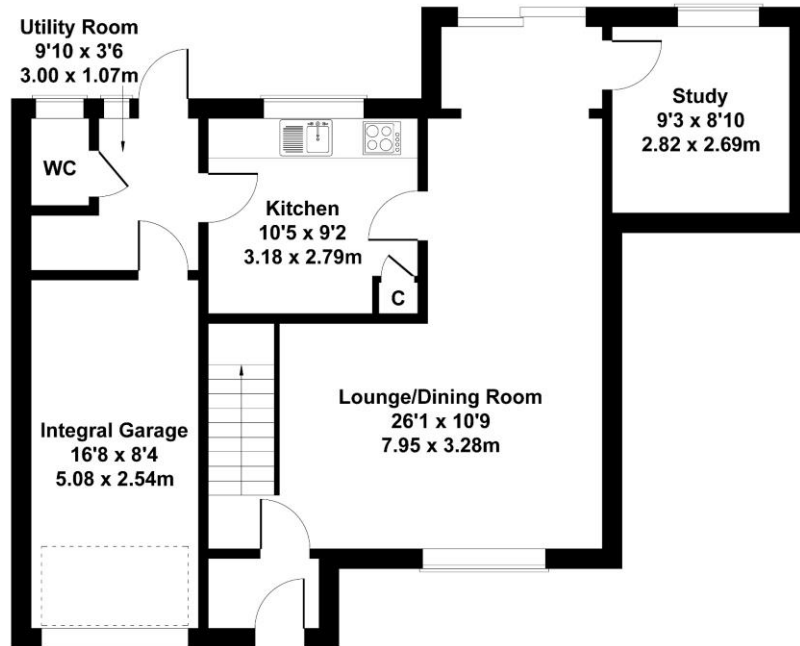
DIRECTIONS: From Newport High Street turn right onto Wellington Road, proceed for several hundred yards and turn left into Granville Road by the doctors surgery where the property will be seen on the right hand side.

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.

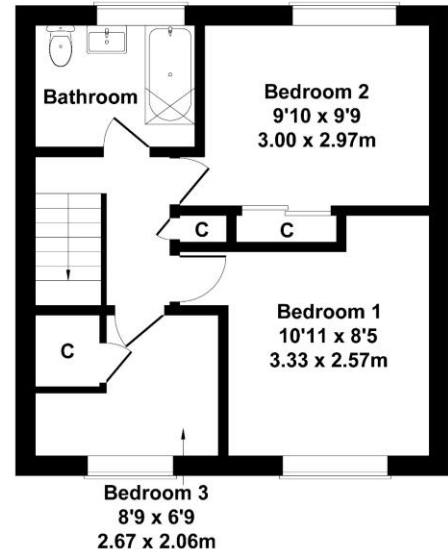
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you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

2 Granville Road

Approximate Gross Internal Area
1206 sq ft - 112 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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.