



Helping *you* move



18 Wenlock Drive, Newport, TF10 7HH

Website And Portal Summary Wenlock Drive is a well maintained property on a Good Sized Plot offering ample living and bedroom accommodation, all whilst being situated in a location ideal for Newport Town. Boasting Three Bedrooms, a Family Bathroom, separate Lounge and Dining room, Kitchen and Conservatory as well as a Garden and plenty of Parking, this property offers everything you need!

Offers in the Region of
£277,500

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Overview

- Three Bedroom Link Detached Property
- *No Upward Chain*
- Hallway
- Ground Floor W.C.
- Kitchen and Dining Room
- Lounge
- Conservatory
- Bathroom
- Garage, Parking for Three Cars
- Double Glazing Throughout
- Car Port
- Council Tax Band C
- EPC Rating – D



BRIEF DESCRIPTION

An excellent opportunity to purchase this Three Bedroom Link Detached Property situated in an ever popular location offering close proximity to local schools and amenities. A large front garden and driveway leads to a handy Car Port beyond which is the Garage. Upon entering, you will find a light filled Lounge, a Kitchen with views over the Garden, and a good sized Dining Room with access to the Conservatory at the rear. There is also a handy Ground Floor WC which is accessed off the hallway. Upstairs, a generous Main Bedroom has a double width built in wardrobe, and there are Two further Bedrooms overlooking the rear garden. A good sized Bathroom completes the upstairs, currently with separate bath and shower cubicle, 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 just 0.4 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.



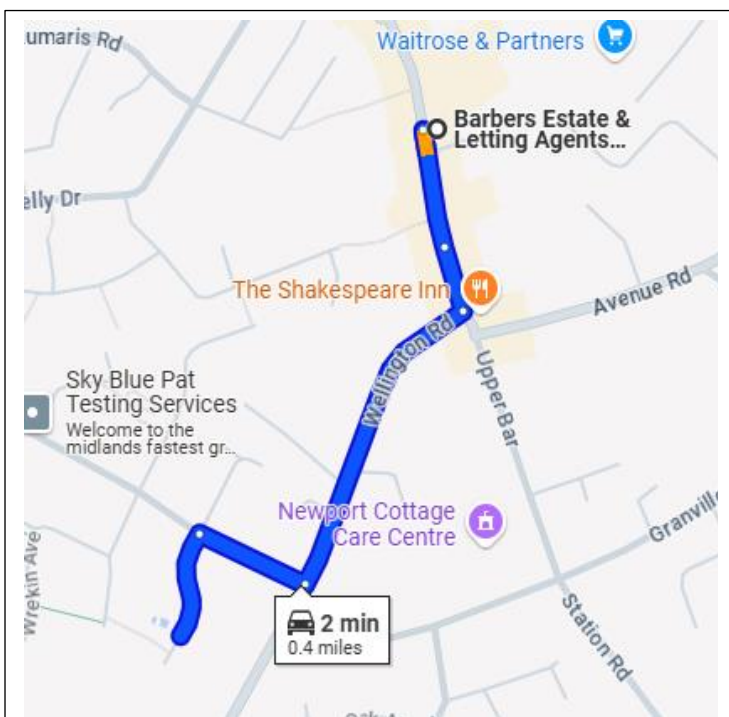
Your **Local** Property Experts
01952 820 239



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



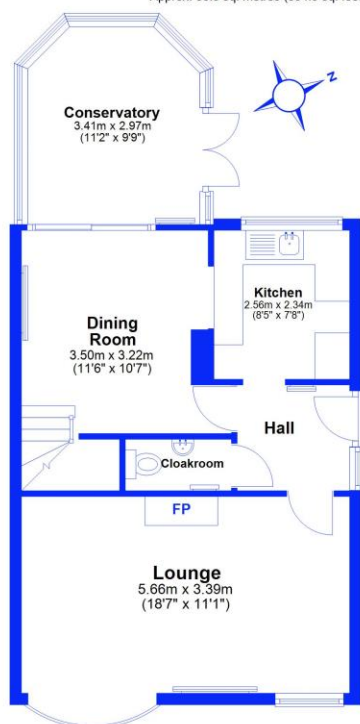
DIRECTIONS: From Newport High Street, turn into Wellington Road, then taking the first right into Boughey Road, followed by the first left onto Wenlock Drive and the property can be located by our For Sale board.

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

Approx. 55.3 sq. metres (594.9 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 92.7 sq. metres (997.5 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.

18 Wenlock 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

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk

Barbers

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.