



Helping *you* move



## 8 Barnmeadow Road, Newport, TF10 7NP

A wonderful opportunity to acquire an extended and spacious Semi-Detached Home. This mature property has been significantly improved with a substantial Two-Storey Extension and now offers generous Four Bedroom accommodation set on a large corner plot together with Detached Garage and Rear Parking Area.

Offers in the Region of  
**£280,000**

# 8 Barnmeadow Road, Newport, TF10 7NP

## Overview

- Spacious and Extended Semi-Detached House
- Set on a Large Corner Plot
- Four Bedrooms
- Kitchen, Utility Room
- Entrance Hall
- Lounge, Dining Room
- Inner Hallway
- Sitting Room, Ground Floor W.C., Larder Store
- Bathroom and Shower Room
- Detached Garage
- Good Sized Gardens and Rear Parking Area
- EPC Rating - D, Council Tax Band C



## BRIEF DESCRIPTION

A fantastic opportunity to acquire a spacious and extended Semi-Detached Home. This maturing property has been significantly improved with a substantial Two-Storey Extension and now offers generous Four Bedroom accommodation set on a large corner plot. The ground floor features an Entrance Hall, a Lounge that opens into the Dining Room, a well-proportioned Kitchen, Utility Room, Sitting Room (which could also serve as a Ground Floor Bedroom if desired), and a Ground Floor WC. On the first floor, there are Four Bedrooms, a Family Bathroom, and a Separate Shower Room. Externally, the property enjoys a Large Corner Plot with a Double Parking Space and an Oversized Garage, making it an ideal home for families seeking space, flexibility and potential.

## 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.

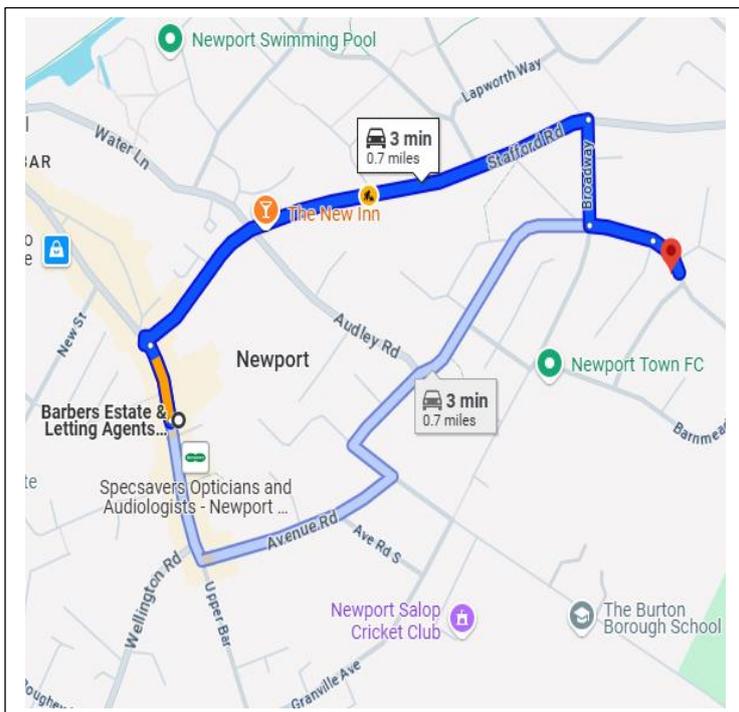
A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



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](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

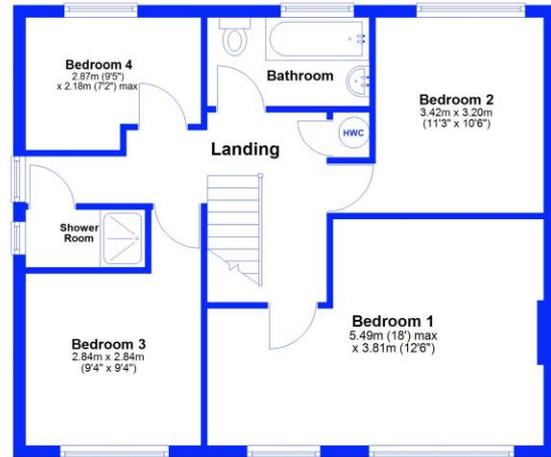


**DIRECTIONS:** From our office, head north on High Street and at the mini-roundabout go right onto Stafford Street, through the lights, after 0.7 miles turn right onto Broadway, then turn left onto Barnmeadow Road where the property will be identified by our 'For Sale' Board.  
**PROPERTY INFORMATION:** 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. 66.3 sq. metres (713.3 sq. feet)



**First Floor**  
Approx. 58.9 sq. metres (633.7 sq. feet)



Total area: approx. 125.1 sq. metres (1347.0 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.

**8 Barnmeadow Road, 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.