



Helping *you* move



65 Springfield Avenue, Newport, TF10 7HP

This beautiful, Three Bedroom, Semi-Detached Home is larger than average and benefits from generous parking, with space for up to seven vehicles across a Garage, Carport, and Front Parking Area. The Rear Garden is a real highlight - bigger than average and landscaped with a Greenhouse and Garden Shed.

Offers in the Region of
£279,950

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Overview

- An Outstanding Semi-Detached Home
- Three Lovely Bedrooms
- Stylish, Modern, Kitchen
- Comfortable Lounge, Dining Room
- Family Bathroom, Separate W.C.
- Beautiful Landscaped Gardens
- Larger than Average Parking with Space for up to Seven Cars
- Detached Garage and Car Port
- Re-Roofed Front and Rear in 2021
- New Boiler Fitted in 2021, New PVC Double Glazed Windows and Front Door
- EPC Rating D, Council Tax Band C



BRIEF DESCRIPTION

This outstanding Semi-Detached Home is larger than average and has been beautifully cared for and updated by the current owner, who has carried out a great deal of thoughtful upgrading to include: Re-Roofing (front and rear), new PVC Double Glazed Windows and Front Door and new Central Heating Boiler to create an immaculate and welcoming property. Set in one of Newport's most sought-after locations, the house also benefits from Generous Parking, with space for up to Seven Vehicles across a Garage, Carport, and Front Parking Area. Inside, the accommodation flows from an inviting Entrance Hall to a Ground Floor Cloakroom, a comfortable Lounge, Dining Room, Conservatory, and a stylish modern Kitchen. Upstairs, you'll find Three lovely Bedrooms together with a Family Bathroom and a Separate WC.

LOCATION

The property is just 0.6 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.



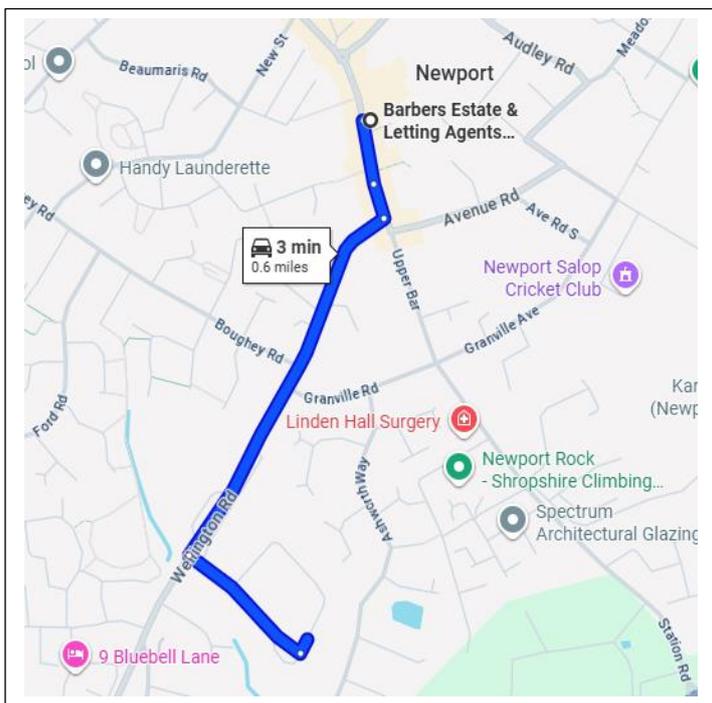
Your **Local** Property Experts
01952 820 239



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 the High Street and continue onto Upper Bar, then turn right onto Wellington Road. Turn left onto Brookside Ave then turn left onto Springfield Avenue where the property will be located on the right hand side.

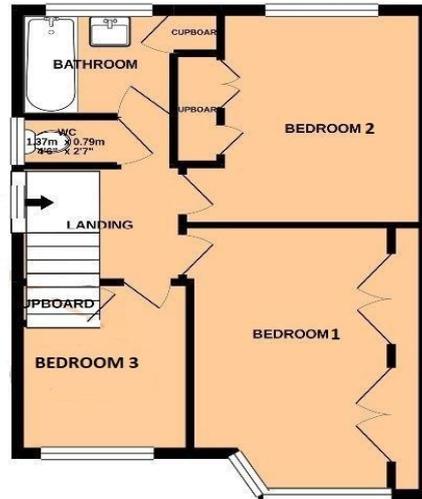
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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.

GROUND FLOOR
46.5 sq.m. (501 sq.ft.) approx.



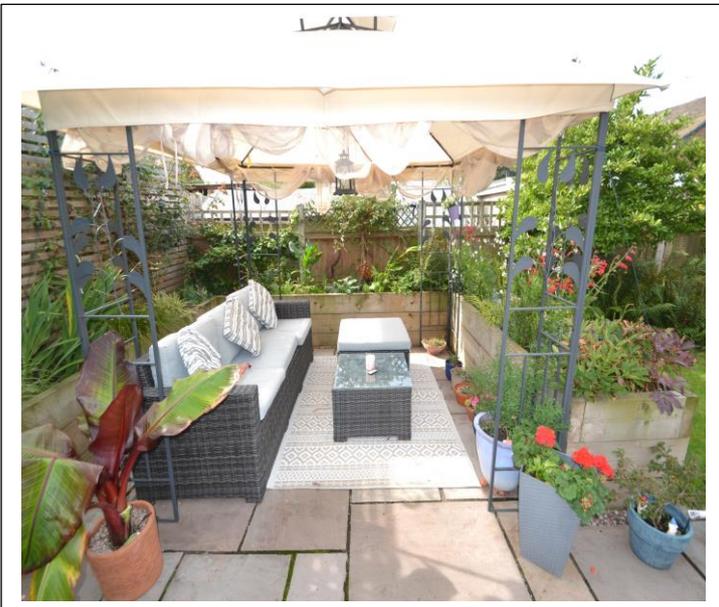
1ST FLOOR
41.2 sq.m. (443 sq.ft.) approx.



- LOUNGE: 14'2" Into Bay X 11'8" (4.32m X 3.56m)
- DINING ROOM: 11'4" x 9'2" (3.45m x 2.79m)
- KITCHEN: 7'4" x 9'1" (2.24m x 2.77m)
- CONSERVATORY: 7'0" x 9'0" (2.13m X 2.74m)
- BEDROOM ONE: 14'3" x 9'0" (4.34m X 2.74m)
- BEDROOM TWO: 11'5" x 9'3" Plus Door Recess (3.48m X 2.82m)
- BEDROOM THREE: 9'1" x 7'8" (2.77m X 2.34m)

TOTAL FLOOR AREA: 87.7 sq.m. (944 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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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.