



Helping *you* move



### 32 Masons Place, Newport, TF10 7JU

A mature, Three Bedroom Semi-Detached Family Home in a popular location. In need of some modernisation but featuring a larger than average garden and plenty of parking to the front.

Offers in the Region of  
**£215,000**



# 32 Masons Place, Newport, TF10 7JU

## Overview

- A Mature, Semi-Detached Family Home
- Some Modernisation Required
- Three Bedrooms
- Kitchen
- Dining Room
- Lounge
- Conservatory
- Bathroom
- Driveway Parking for Two Cars
- Good Size Rear Garden
- Council Tax Band B
- EPC Rating – D



## BRIEF DESCRIPTION

A mature Semi-Detached Family Home situated in a good location within a popular road, offering good access to Newport Town Centre.

The property benefits from a good size garden and requires some modernisation throughout. Downstairs the accommodation comprises of a Lounge, Dining Room, Conservatory and Separate Kitchen. Upstairs, there are Three Bedrooms and a Family Bathroom. Externally to the rear there is a patio and garden, and to the front a further garden and parking for two vehicles.

## LOCATION

The property is just 0.9 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

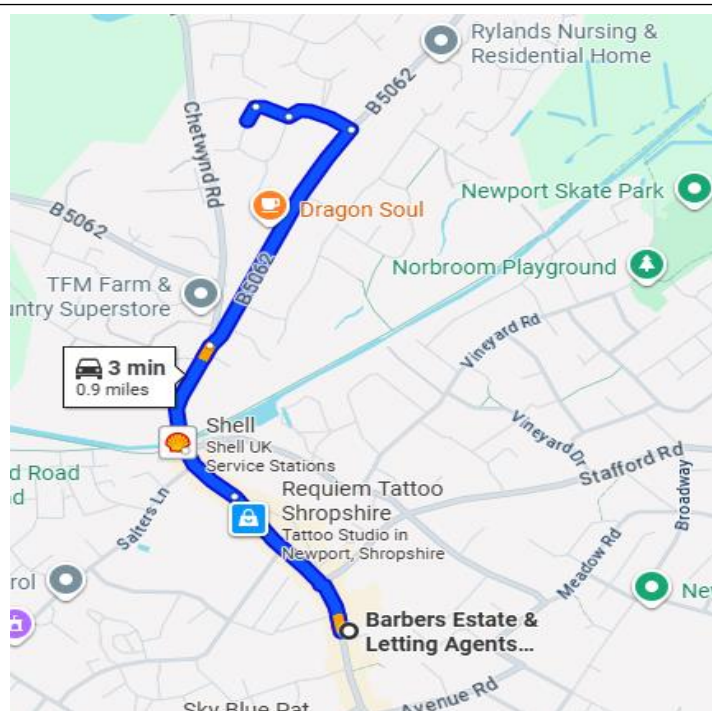


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

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:** Newport Town Centre proceed down High Street to Lower Bar. Continue over the mini island and turn right onto the Forton Road signposted Eccleshall. Proceed for about ½ mile and turn left into Masons Place where the property is 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.



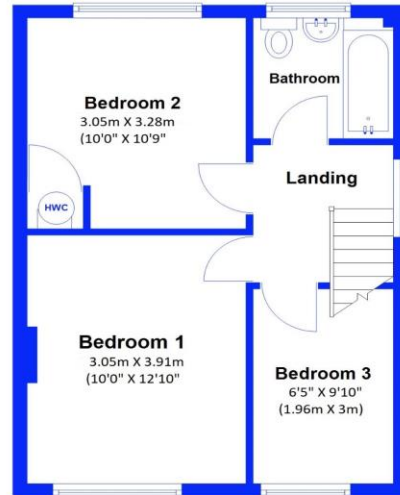
### Ground Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



### First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 79.3 sq. metres (853.7 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.

**32 Masons Place, 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.