



Helping *you* move



### 50 Barnmeadow Road, Newport, TF10 7NS

A spacious Semi-Detached Property with a Long Garden and generous amounts of Downstairs space including Open Plan Living and an extra Reception Room. Upstairs there are Three Bedrooms and a Family Bathroom and externally there is a good sized Rear Garden.

Offers in the Region of  
**£260,000**



# 50 Barnmeadow Road, Newport, TF10 7NS

## Overview

- A Spacious Semi-Detached Property
- Three Bedrooms
- Play Room/Bedroom Four
- Kitchen
- Utility Room
- Lounge, Dining Area
- Family Bathroom
- Parking For Several Cars
- Good Sized Rear Garden
- Council Tax Band C
- EPC Rating B



## BRIEF DESCRIPTION

A spacious Semi-Detached Property located in a popular area close to Newport's bustling High Street and Amenities. Offering generous downstairs living accommodation with Open Plan Lounge and Diner, as well as a separate Kitchen and Utility. It also has the added flexibility of a Converted Garage suitable for use as a Snug, Play Room or even a Bedroom. Upstairs, there are Three Bedrooms and a Family Bathroom.

The property also benefits from a Long Garden, with plenty of Patio Space. There is also a good sized Driveway with Parking for Several Cars.

## 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.

**SOLAR PANELS:** There are Solar Panels at the property which are leased under the Shade Green Scheme.



Your **Local** Property Experts  
01952 820 239

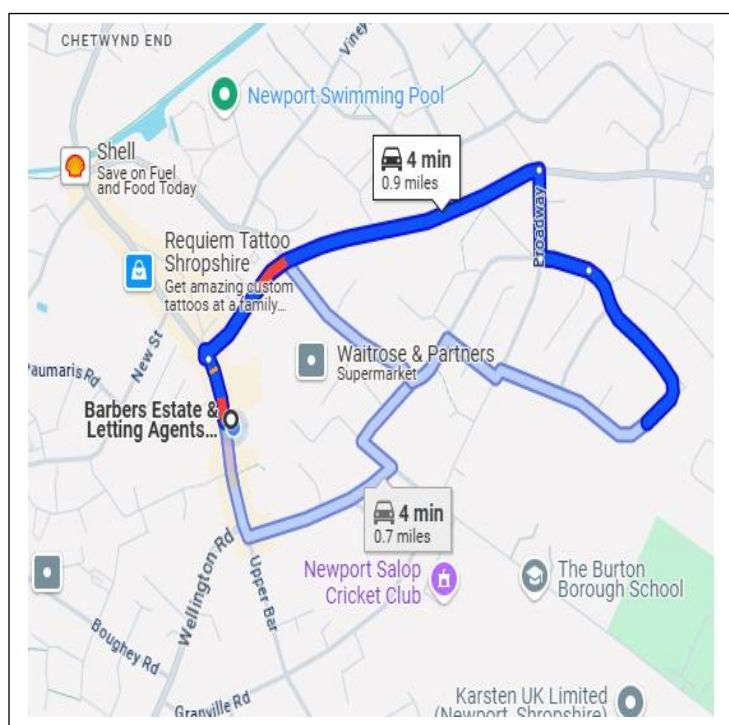


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

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



1ST FLOOR



**LOUNGE:** 18'1" Max x 12' 5" (5.51m X 3.78m)  
**BEDROOM FOUR/PLAY ROOM:** 15'7" x 8'6" (4.75m x 2.59m)  
**DINING AREA:** 8'11" x 10'4" (2.72m x 3.15m)  
**KITCHEN:** 18'1" Max x 10'4" (5.51m X 3.15m)  
**UTILITY ROOM:** 10'5" x 4'1" (3.18m x 1.24m)  
**BEDROOM ONE:** 11'2" x 12'7" Max (3.4m X 3.84m)  
**BEDROOM TWO:** 8'10" x 10'6" (2.69m X 3.2m)  
**BEDROOM THREE:** 7'5" x 6'4" (2.26m X 1.93m)

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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](mailto: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.