



Helping *you* move



91 Masons Place, Newport, TF10 7JT

An Immaculately Presented Three Bedroom Detached Property in a Popular Cul-de-Sac location. It boasts Open Plan Living, Separate Utility and Downstairs WC as well as a Well Appointed Kitchen to the rear. Three Good sized Bedrooms upstairs all with Built In Storage and a Modern Bathroom. Externally, you will find a Private Rear Garden with a Home Office and Driveway Parking to the front.

Offers in the Region of
£299,995

91 Masons Place, Newport, TF10 7JT

Overview

- An Immaculately Presented Detached Property
- Three Good Size Bedrooms
- South Facing Enclosed Rear Garden
- Open Plan Living and Dining Area
- Ground Floor W.C.
- Utility Area
- Modern Bathroom
- Home Office Summer House
- Driveway Parking
- Council Tax Band C
- EPC Rating – D



BRIEF DESCRIPTION

91 Masons Place is a Superbly Presented Three Bedroom Detached Home. Finished to a High Standard, it boasts a cul-de-sac position and Generous Family Space with a Large Open Plan Living and Dining Area. Highlights include a Bay Window to the front, Feature Log Burner and French Doors leading to the rear Patio and Garden. There is also a useful Utility area and Downstairs WC. The Kitchen is to the rear and features integrated appliances and garden views. Upstairs, there are Three Good Sized Bedrooms, all with Built In Storage. There is also a Smart Family Bathroom. Externally, the property benefits from an Established, Private Garden with a Patio Area. There is also a purpose built Home Office with it's own electric power and broadband supply. To the front, there is a Spacious Driveway with Parking for several cars.

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

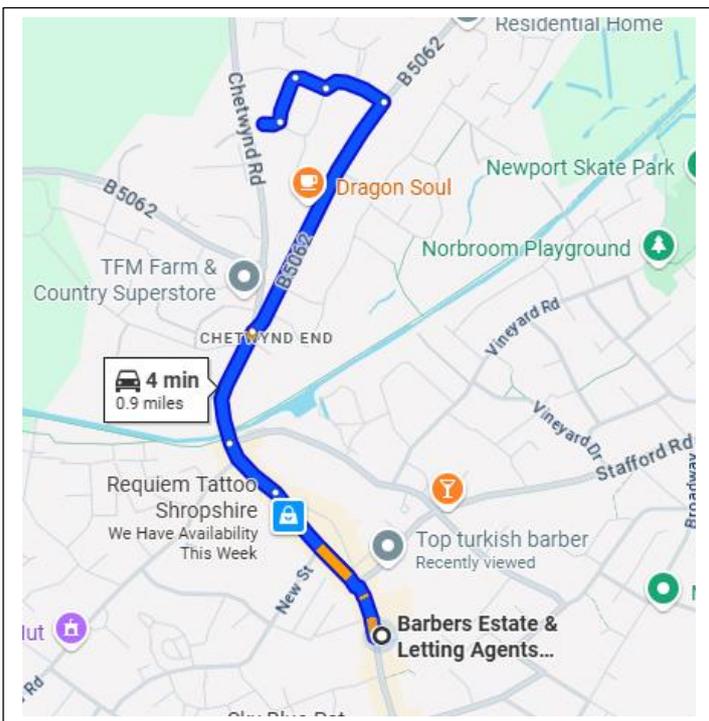


USEFUL INFORMATION: TO VIEW THIS

PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

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



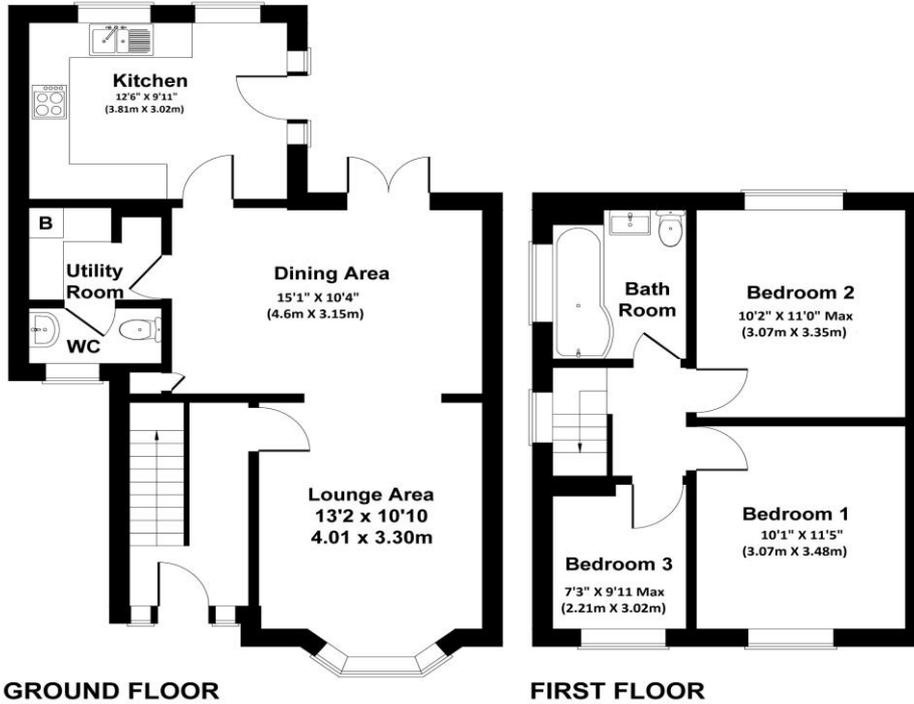
DIRECTIONS: From Newport proceed down to Lower Bar, proceed straight over the mini roundabout and turn right into Forton Road. Turn left into Masons Place, then take the first right and follow the road round to the left where the property is situated on the left, marked by our For Sale board.

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.

91 Masons Place

Approximate Gross Internal Area
980 sq ft - 91 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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.