



Helping *you* move



### 14 Saxon Drive, Newport, TF10 7FP

A modern and well-presented Detached Family Home, situated on an attractive residential road and enjoying a non-overlooked aspect. The property benefits Four generously sized Bedrooms, an Integral Garage, Double Off-Road Parking and a Private Rear Garden with shed.

Offers in the Region of  
**£335,000**

# 14 Saxon Drive, Newport, TF10 7FP

## Overview

- A Well Presented Modern, Detached Family Home
- Four Generous Sized Bedrooms
- Kitchen Breakfast Room
- Dining Room, Spacious Lounge
- Entrance Hall, Cloakroom W.C.
- Principal Bedroom with En-Suite
- Family Bathroom
- Integral Garage
- Double Off Road Parking
- Private Non Overlooked Rear Garden with Shed
- Council Tax Band D
- EPC Rating - C



## BRIEF DESCRIPTION

A well-presented modern, Detached Family Home, conveniently situated on an attractive residential road. The accommodation briefly comprises: A welcoming Through Entrance Hall with Cloakroom/WC, a Kitchen/Breakfast Room, separate Dining Room and a spacious Lounge. To the first floor is a Principal Bedroom with En-Suite, Three further generously sized Bedrooms and a family Bathroom.

The property further benefits from an Integral Garage, Double Off-Road Parking and a Private Rear Garden with shed, enjoying a Non-Overlooked Aspect.

## LOCATION

The property is just 0.8 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and Newport's highly regarded Primary, High and Grammar Schools. Within walking distance of Swan Farm Cottage is the very popular Joules pub - The Swan Hotel Taphouse and Dining which is dog friendly.

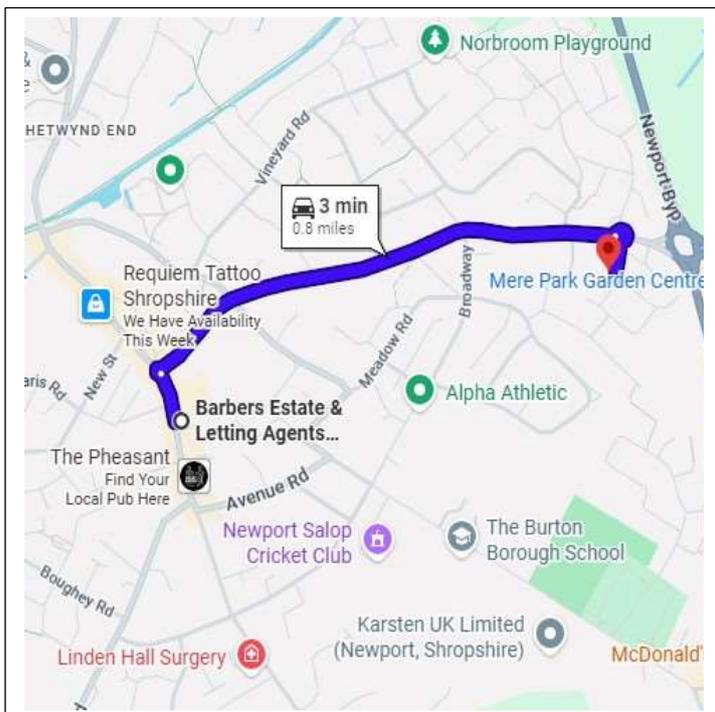
A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



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 in the High Street, head north and at the mini roundabout take the 2nd exit onto Stafford Street. At the roundabout, take the 3rd exit onto Saxon Drive and the property will be located on the right hand side.

**PROPERTY INFORMATION:** From our office in the High Street, head north and at the mini roundabout take the 2nd exit onto Stafford Street. At the roundabout, take the 3rd exit onto Saxon Drive and the property will be located on the right hand side.

**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, to Movebutler, and is non-refundable.



Total area: approx. 121.2 sq. metres (1304.1 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.

14 Saxon Drive, 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.