



Helping *you* move



49 Deer Park Drive, Newport, TF10 7HB

An extended, Detached Six Bedroom Family Home, located on a good sized plot on the highly desirable Deer Park Development. With a large Breakfast Kitchen, Spacious Lounge, Conservatory and Dining Room, together with Two En-Suites and Family Bathroom. Externally there is Ample Parking, Integral Garage and enclosed Rear Gardens.

Offers in the Region of
£550,000

49 Deer Park Drive, Newport, TF10 7HB

Overview

- An Extended, Six Bedroom, Detached Family Home
- Located on the Highly Desirable Deer Park Development
- No Upward Chain
- Occupying a Good Size Plot
- Large Breakfast Kitchen
- Spacious Lounge
- Separate Sitting Room
- Dining Room and Conservatory
- Two En-Suites
- Family Bathroom
- Lovely Patio Area
- Partly Walled Enclosed Rear Gardens
- Ample Parking for Several Vehicles
- Integral Garage
- EPC Rating – C
- Council Tax Band E



BRIEF DESCRIPTION

An extended, Detached Family Home, situated on the highly desirable Deer Park development, offering generously proportioned and highly versatile accommodation throughout. The property is entered via an Enclosed Porch leading into a welcoming Central Through Hall. From here, access is gained to a spacious Lounge, separate Sitting Room, Conservatory and Dining Room, providing excellent reception space for both family living and entertaining. The heart of the home is the large Breakfast Kitchen, complemented by a separate Utility Room and a Ground Floor WC. To the first floor, the Principal Bedroom benefits from an En-Suite, alongside a Guest Bedroom also with En-Suite facilities. There are Four further well-sized Bedrooms and a Family Bathroom, making this an ideal home for a growing family.

LOCATION

The property is just one mile 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 (with its links to London - 1 hour 30 minutes). Birmingham and Manchester are also within commutable distance.



Your **Local** Property Experts
01952 820 239

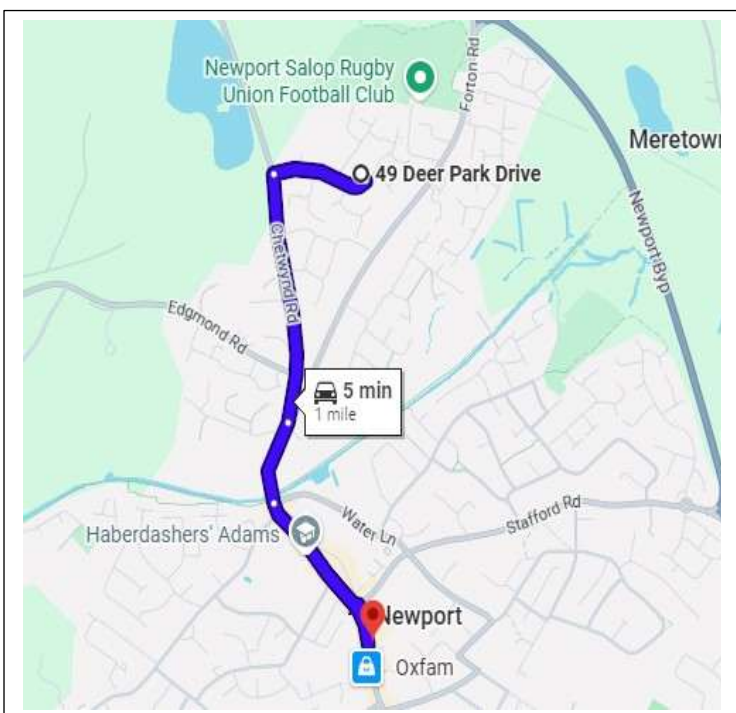


USEFUL INFORMATION: TO VIEW THIS

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/>

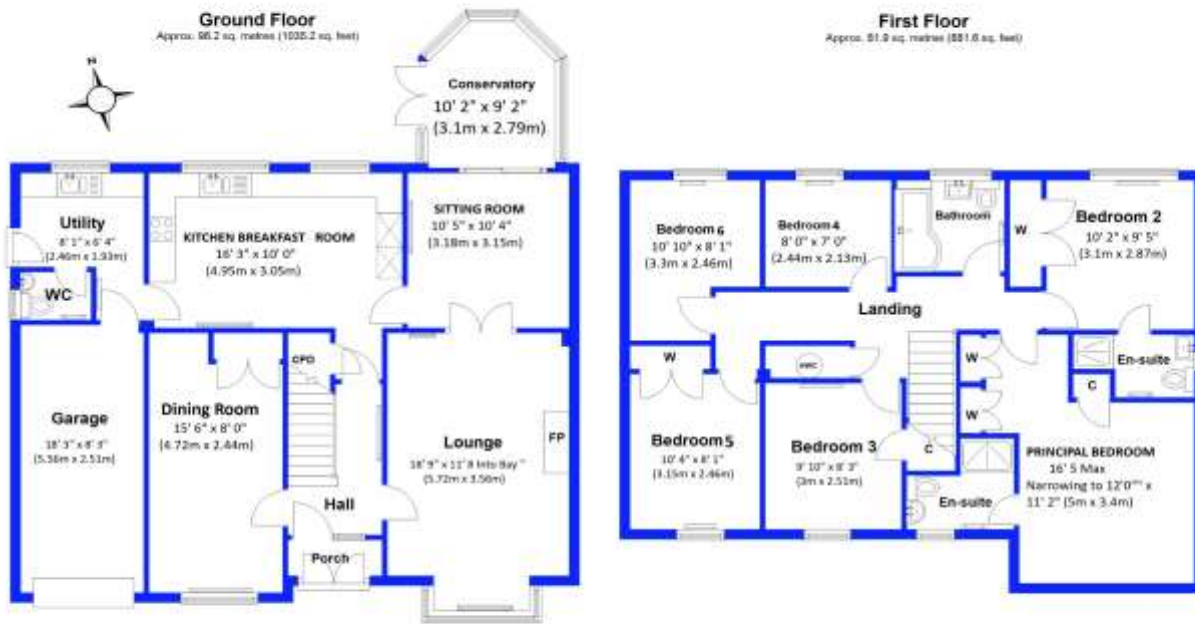
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office on Newport High Street, head north keeping the Church to your right, and the Shell garage and then TFM Country Store on your left. Go straight over the mini roundabout and up the hill, and then right on Deer Park Drive and the property can be identified by our For Sale sign.

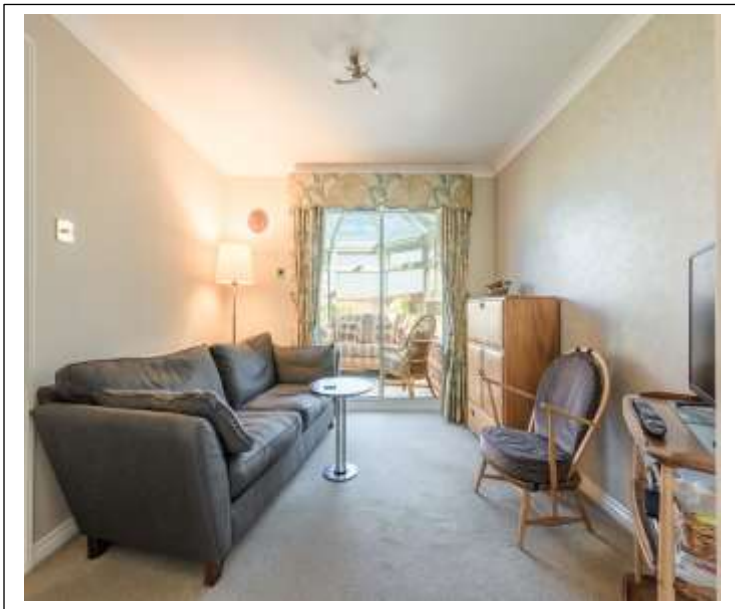
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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



Total area: approx. 178.1 sq. metres (1916.8 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All the data 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, cupboards, fixtures 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 PlanIt.



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



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.