



Helping *you* move



18 Cherrington, Newport, TF10 8PJ

A tastefully presented four Bedroom Detached House with spacious, improved accommodation throughout and conveniently located for the local shops and education facilities in this sought after residential area.

Offers in the Region of

£665,000

18 Cherrington, Newport, TF10 8PJ

Overview

- Attractive Extended Duke of Sutherland Cottage
- 3 Good Sized Bedrooms, Family Bathroom
- Cosy Sitting Room, Separate Lounge
- Kitchen with Snug Area
- Main Bedroom
- 2 Further Lovely Cottage Bedrooms and Bathroom
- Extensive Garden and Paddocks Set in just over 3 Acres
- Gas CH and Mains Drainage
- EPC Rating D
- Council Tax Band D



BRIEF DESCRIPTION

An excellent opportunity to purchase a very attractive Extended Duke of Sutherland Cottage situated in the desirable hamlet of Cherrington and having the benefit of just over 3 acres of Gardens and Paddock. The property has accommodation of Entrance Hall, Ground Floor W.C., and Cloakroom, Cosy Sitting Room, L-Shaped Kitchen with Snug Area, Lounge Extension. The first floor comprises: Main Bedroom with En-Suite Shower Room, 2 Further Bedrooms and Bathroom. Externally there are extensive Gardens which surround the property with plenty of Parking Space and further Pasture Paddocks.

LOCATION

The property is just 5.5 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.



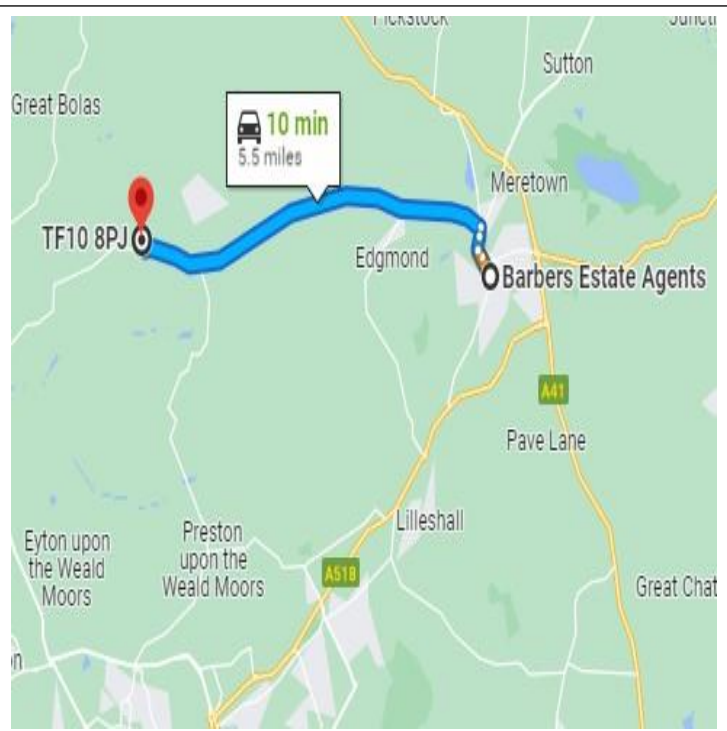
Your **Local** Property Experts
01952 820 239



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 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.

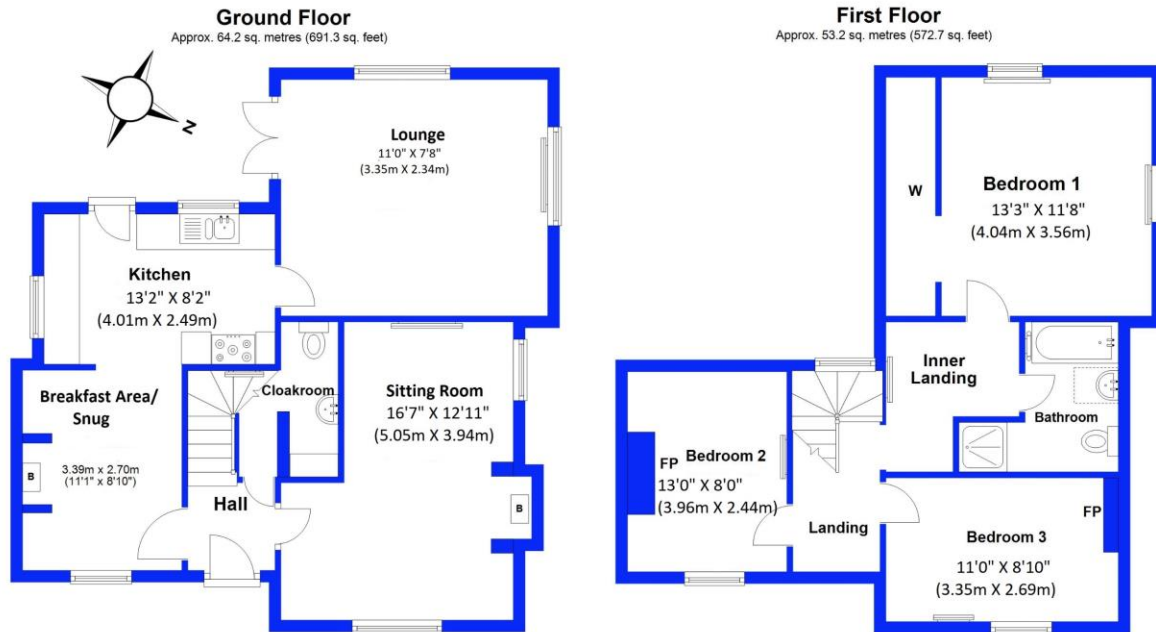
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office head north on High Street, go straight across at the mini roundabout and continue onto Lower Bar, continue onto Chetwynd End then slight left onto Chetwynd Road/B5062. At the roundabout, take the 1st exit onto Edgmond Rd/B5062 and continue to follow B5062 for 4.9 miles, then turn right and the property will be 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: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Total area: approx. 117.4 sq. metres (1264.0 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.

18 Cherrington, 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

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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.