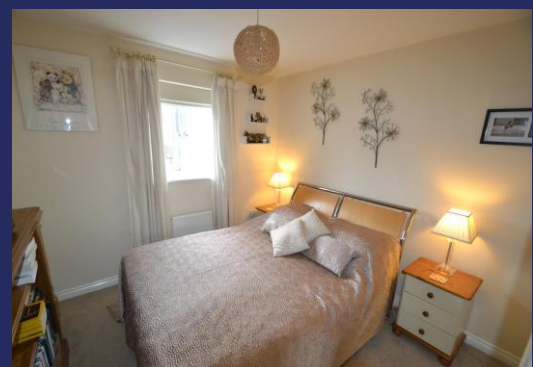




Helping *you* move



## 20 The Horseshoes, Newport, TF10 7GG

A fabulous opportunity to purchase a lovely, double fronted, Detached 4 Bedroom family home, in the popular location of the The Horseshoes, Newport. The property has a Kitchen with separate Utility Area, Dining Room, Downstairs W.C. together with Lounge. The first floor comprises: Main Bedroom with En-Suite, Three Further Bedrooms and Bathroom.

Offers in the Region of  
**£370,000**

# 20 The Horseshoes, Newport, TF10 7GG

## Overview

- Detached Family Home set on a Corner Plot
- Four Bedrooms
- Kitchen, Utility
- Dining Room
- Lounge
- Main Bedroom with En-Suite
- Family Bathroom
- Well Stocked Rear Gardens
- Garage and Parking
- Council Tax Band D
- EPC Rating – C



## BRIEF DESCRIPTION

20 The Horseshoes is a lovely 4 Bedroom Detached Family Home, set on a corner plot. The ground floor features a spacious Lounge that runs the length of the property with doors leading out to the garden. The Kitchen has a Utility Area together with a ground floor W.C., separate Dining Room and Lounge. Upstairs the Main Bedroom benefits from fitted wardrobes and an En-Suite, with three further good sized Bedrooms and a Family Bathroom.

Externally the property has good sized gardens, Parking and Garage.

## 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 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.



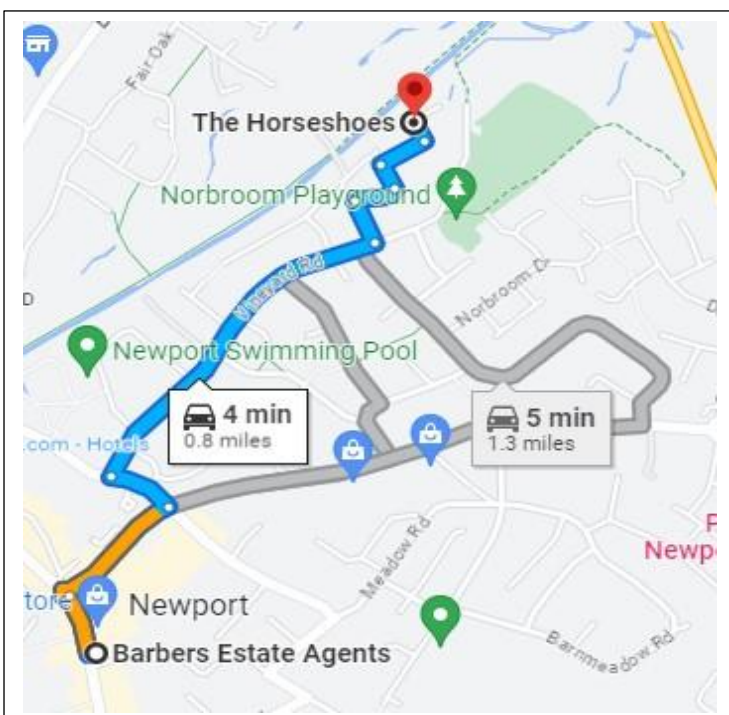
Your **Local** Property Experts  
01952 820 239



**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](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.

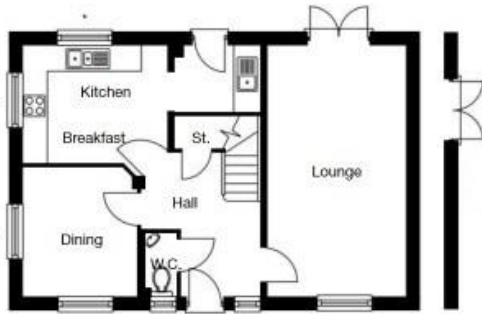
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** The property is just 0.9 miles from our office on Newport High Street. Head north on the High Street and then right on Stafford Road, through the traffic lights and then left on Vineyard Drive, bear right on Lapworth Way, left on Summerhouse Grove and at the T-junction turn right. Take the first left on Caldecrofts, right on Fishers Lock, left on Maynards Croft and then keep left into The Horseshoes where 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:** 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.



- Entrance Hall: 11'3" X 9'7" Max (3.43m X 2.92m)
- Lounge: 19'9" X 11'1" (6.02m X 3.38m)
- Kitchen: 11'5" X 9'4" (3.48m X 2.84m)
- Utility Area: 8'7" X 5'2" (2.62m X 1.57m)
- Dining Room: 10'2" X 9'3" (3.1m X 2.82m)
- Bedroom One: 12'0" X 11'6" (3.66m X 3.51m)
- Bedroom Two: 11'7" Max X 9'8" (3.53m X 2.95m)
- Bedroom Three: 8'1" X 7'6" (2.46m X 2.29m)
- Bedroom Four: 9'10" X 8'1" (3m X 2.46m)



## 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.