



Helping *you* move



95 Stone Bridge, Newport, TF10 7YB

A beautifully presented modern Family Home with ample Parking, Covered Porch, spacious interior including Lounge with Log Burner, open-plan Kitchen/Dining, Utility, Office, 5 Bedrooms, 4 of which are double Bedrooms (2 with En-Suites), family Bathroom. Low-maintenance rear Garden with artificial grass, feature wall and Single Garage.

Offers in the Region of
£525,000

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Overview

- Lovely Modern Detached Family Home
- Five Bedrooms, Four of which are Double Bedrooms
- Entrance Hall, Ground Floor W.C.
- Kitchen Dining Room, Utility Room
- Lounge with Log Burner, Study
- Main Bedroom and Bedroom Two have En-Suites, Family Bathroom
- Landscaped Gardens, Veranda to Rear
- Garage, Generous Parking
- Council Tax Band E
- EPC Rating - B



BRIEF DESCRIPTION

A stunningly presented, extensively upgraded modern Detached Family Home situated in a sought-after location within this charming development, conveniently close to open amenity spaces. Boasting numerous Parking Spaces and a covered full-length Porch at the rear, perfect for entertaining, this property offers generously proportioned accommodation. Inside, you'll find an inviting Entrance Hall, a convenient Ground Floor W.C, a cosy Lounge featuring a Log-Burning Stove, and a spectacular open-plan Kitchen/Dining room. Additionally, there's a Utility Room and a ground floor Office, adding to the practicality of the layout. Upstairs, Four spacious Double Bedrooms await, two of which feature En-Suites, complemented by a well-appointed family Bathroom.

LOCATION

The property is just 0.7 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.

SERVICE CHARGE: We confirm there is a service charge payable on the property which is currently £287.95 per annum. This is to cover the landscaping and maintenance of the green areas and other general areas such as the play park etc. This is managed by Alexander Faulkner Partnership.



Your **Local** Property Experts
01952 820 239



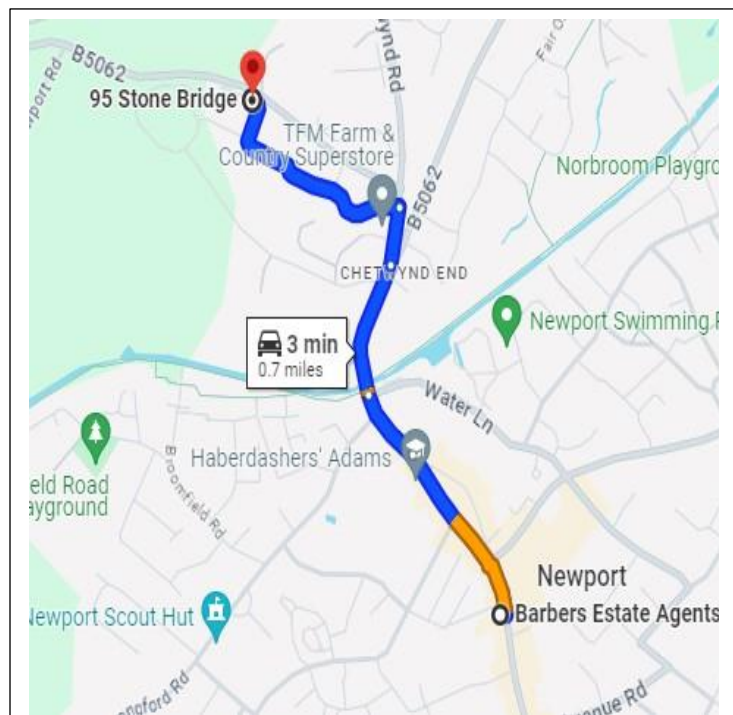
USEFUL INFORMATION: TO VIEW THIS

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



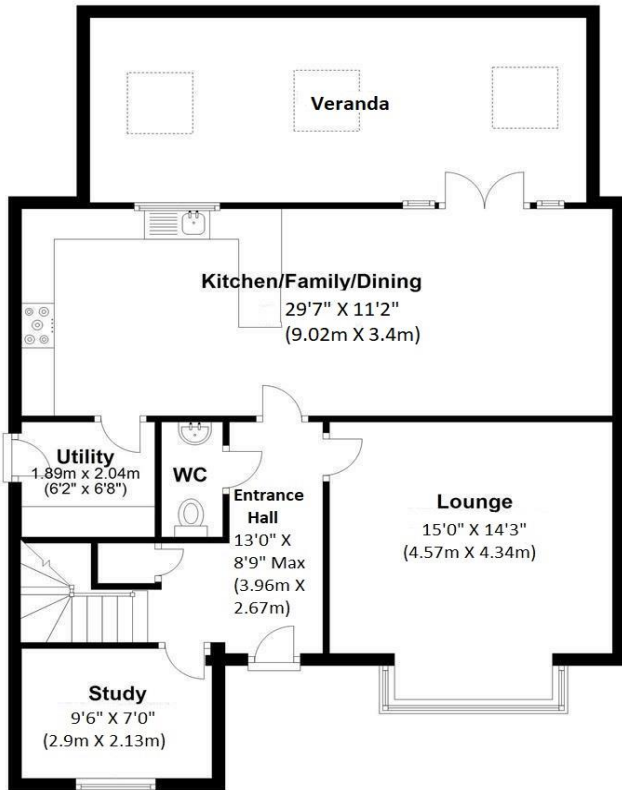
DIRECTIONS: From our office in the High Street, proceed past the church, through Lower Bar then over the traffic island by the petrol station, into Chetwynd End. At the next roundabout, take the first exit towards Edmond, where Stone Bridge is the first road to be found on the left hand side. Follow the road round to the right and the property can be found towards the end of the cul-de-sac on the right 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.

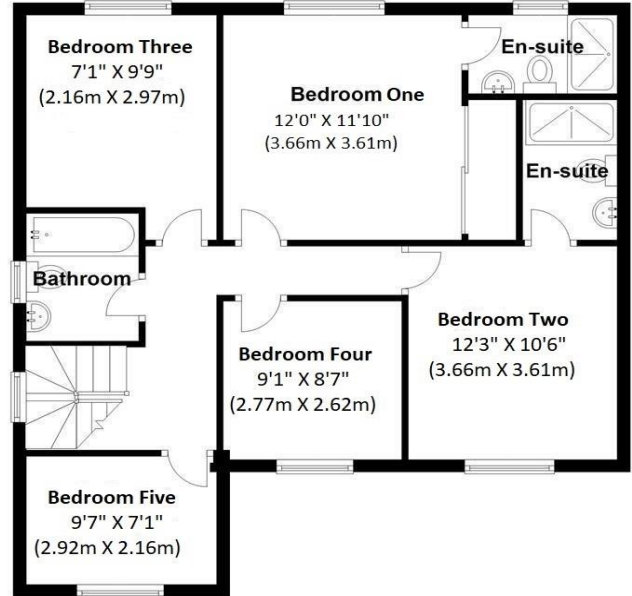
Ground Floor

Approx. 96.8 sq. metres (1042.1 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.6 sq. feet)



Total area: approx. 169.2 sq. metres (1821.8 sq. feet)



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



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.