



Helping *you* move



Coppice Lea, Damford Lane, Sambrook, TF10 8AL

This expansive Family Bungalow offers plenty of potential and is conveniently located in the village of Sambrook which is within 5.4 miles of Newport with excellent access to the A41. The property features a generous Parking Area and is nestled back from a private lane.

Offers in the Region of
£ 425,000

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Overview

- Spacious Family Sized Bungalow
- Four Bedrooms, Main with En-Suite
- Entrance Hall
- Dining Room
- Kitchen Breakfast Room
- Utility Room
- Family Bathroom
- Double Garage
- Village Location
- Beautiful Rear Gardens
- Council Tax Band F
- EPC Rating - E



BRIEF DESCRIPTION

Situated in the charming village of Sambrook, this expansive Family Bungalow offers abundant potential and is conveniently located within 5.4 miles of Newport with excellent access to the A41. Nestled back from a private lane, the property features a generous Parking area and presents a range of accommodation. Upon entering through the Enclosed Porch, you are welcomed into a spacious Hallway leading to the heart of the home. The sizable Lounge provides a comfortable gathering space, complemented by a large Dining Room ideal for entertaining. The generously proportioned Kitchen Breakfast Room is connected to a Rear Hall, which includes a convenient WC and Utility Area. The bedroom wing comprises a Main Bedroom overlooking the rear garden, complete with an En-Suite Bathroom. Additionally, there are Three Further Bedrooms, two of which offer mezzanine spaces, adding character and versatility.

LOCATION

Situated in the popular village of Sambrook which is approximately 5.5 miles from Newport Town Centre. Newport has a range of High Street shops, smaller specialised stores and indoor market. The more comprehensive shopping, leisure and employment facilities offered by Telford Town Centre are approximately 15 miles distance.

The village is conveniently situated close to the A41 providing easy access to the West Midlands road network, in particular the M6 to the North and M54 to the South. The property is within easy commuting distance by car of Telford, Stafford, Cannock, Shrewsbury, Wolverhampton and Whitchurch.



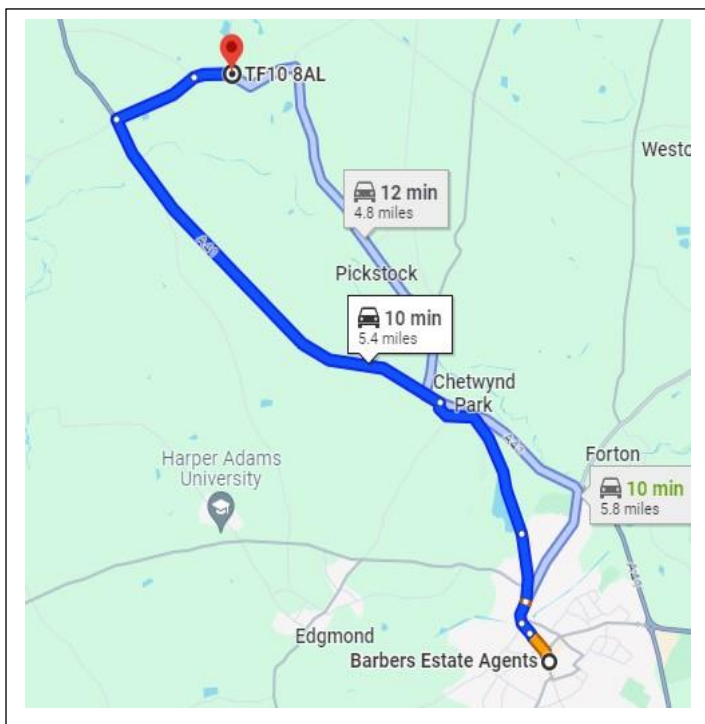
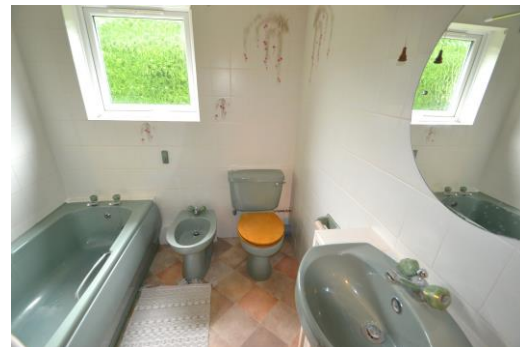
Your **Local** Property Experts
01952 820 239



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 the property has mains drainage, water, electricity and electric storage heaters. 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.

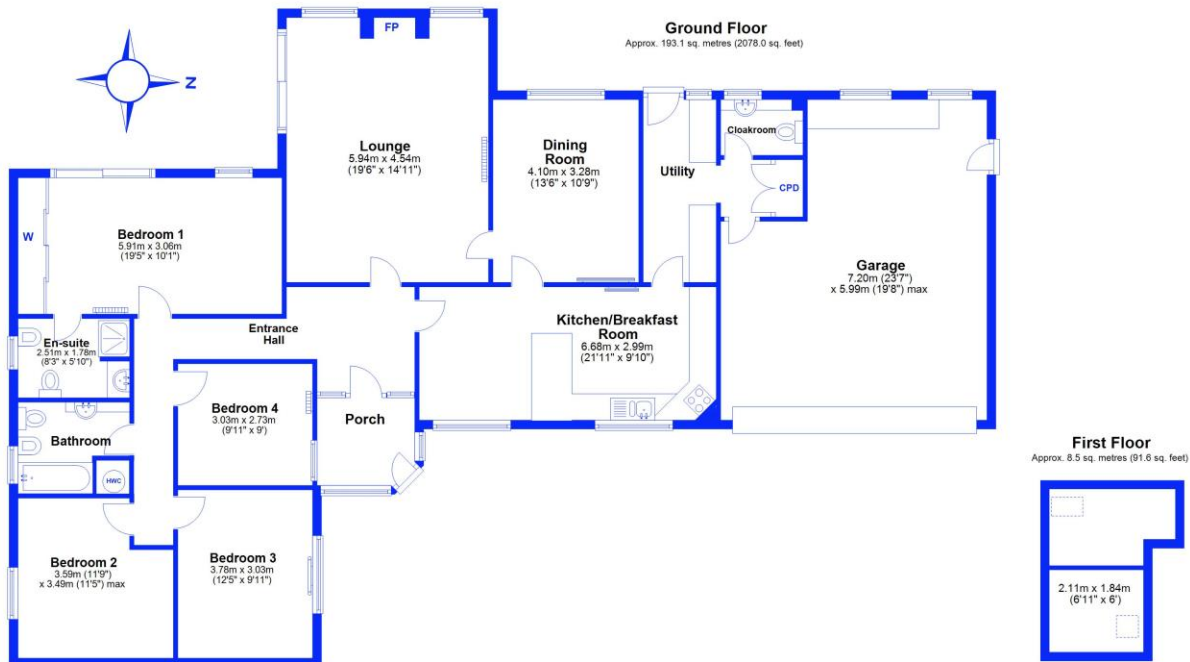
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From Newport take the Newport Road A41 towards Whitchurch. Continue to follow Chester Road/A41 for 2.8 miles then turn right, then right again. Continue for 0.2 miles then turn left at the 1st cross street and the property will be located on the right hand side as identified by our For Sale Board.

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. 201.6 sq. metres (2169.6 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.

Coppice Lea, Damford Lane, Sambrook, Newport

AGENTS NOTE: Please note that the bungalow has a long standing building defect - and the owners have taken account of this in the asking price. An assessment conducted by the surveyor during two visits to Coppice Lea yielded the following observations:

"From the corner of the porch extending to the end of the garage, there is a noticeable decline. Approximately halfway up the brick course, a measurement of -180mm was recorded, indicating a significant drop without corresponding signs of cracking in the brickwork, which is unusual.

There is no linear crack observed at the junction point where the porch connects to the rest of the property.

Based on these findings, it appears that the property was not constructed on a level foundation originally, and there are no indications of ongoing subsidence. The base slab appears to be in good condition, as evidenced by the condition of the garage floor"

Any prospective purchaser/lender is encouraged to explore the nature of the defect for peace of mind.

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.