



Helping *you* move



### **Pump Cottage, 50-51 Tibberton, TF10 8NY**

Originally two separate cottages, this wonderfully spacious property really show itself of from the back where it takes advantage of views over open countryside. The character accommodation oozes style and comprises: Rear Porch, Farmhouse Style Kitchen, Utility, Ground Floor W.C., Sitting Room, Dining Room. The first floor comprises: 4 generous Bedrooms, En-Suite and family Bathroom.

Offers Over  
**£449,995**



# Pump Cottage, 50-51 Tibberton, TF10 8NY

## Overview

- Four Bedroom Semi-Detached Cottage
- Originally Two Separate Cottages
- Farmhouse Style Kitchen Dining Room
- Rear Lobby, Ground Floor W.C.
- Sitting Room, Dining Room
- Main Bedroom with En-Suite, Family Bathroom
- Rural Location, Covered Carport
- Attractive Rear Gardens and Further Hidden Gardens
- \* No Onward Chain \*
- EPC Rating D, Council Tax Band C



## BRIEF DESCRIPTION

Originally two separate cottages, this wonderfully spacious property truly shines from the back, offering stunning views over open countryside. The charming accommodation exudes style and comprises: Rear Porch, Farmhouse-style Kitchen, Utility Room, Ground Floor WC, Sitting Room and Dining Room.

Upstairs, there are Four generous Bedrooms including an En-Suite and a family Bathroom. Outside, there's an enclosed Carport, landscaped Gardens, and a hidden Garden waiting to be discovered.

## LOCATION

Tibberton is a rural village just over five miles from the market town of Newport, Shropshire. Tibberton has a Primary School, village shop, popular pub, All Saints Church and a Village Hall. Newport has a busy High Street with a good mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and the property is within the catchment area of Newport's highly regarded High and Grammar Schools.

Shrewsbury and Telford offer a wider range of shops and facilities, and the A41 (6 miles) and opens the property up to wider commuter access to both Manchester and Birmingham.



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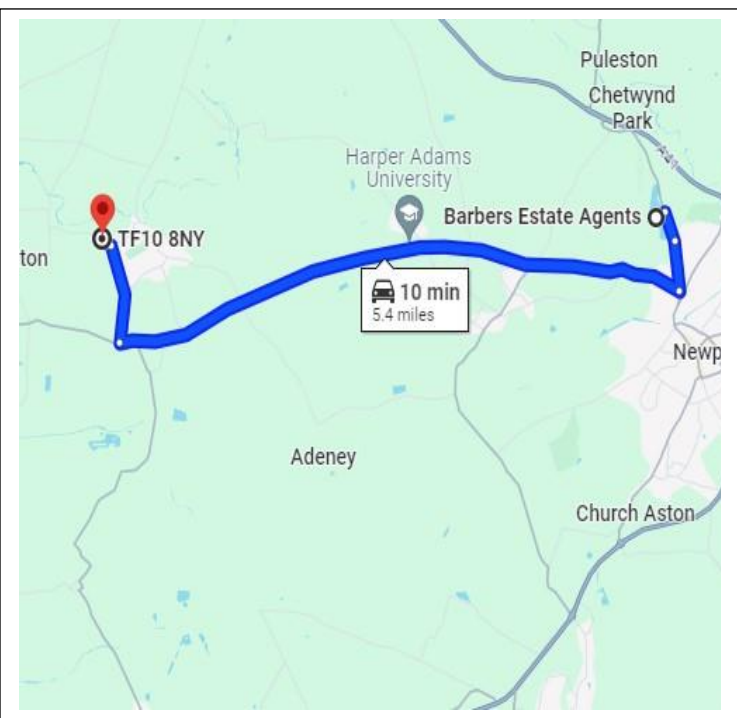


**USEFUL INFORMATION: TO VIEW THIS**

**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. 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

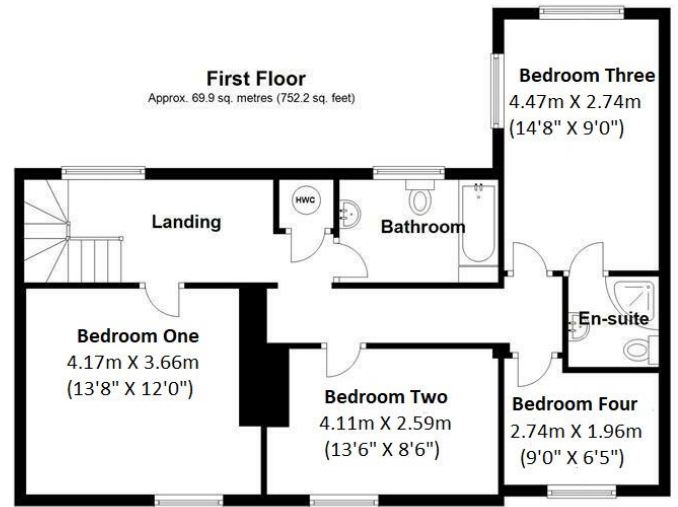
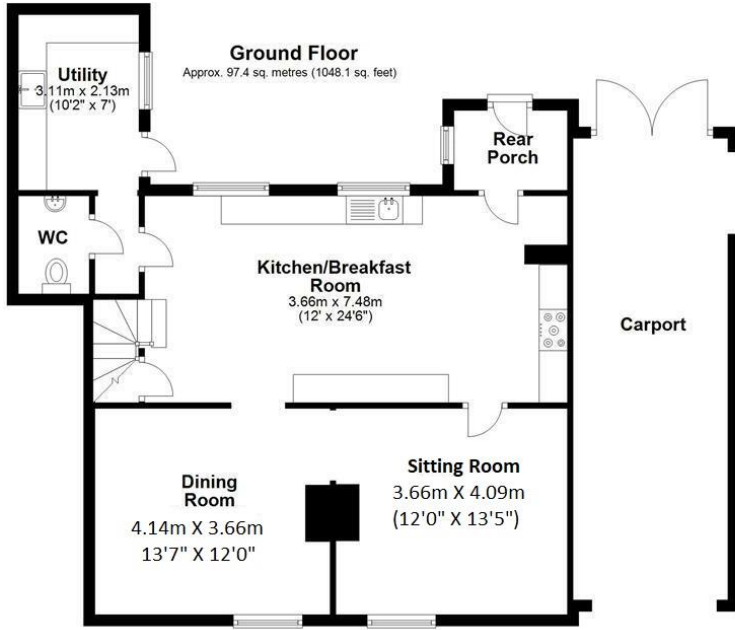


**DIRECTIONS:** Head north on High St towards High St/The Square, go through 1 roundabout, continue onto Lower Bar then continue onto Chetwynd End then slight left onto Chetwynd Rd/B5062 and at the roundabout, take the 1st exit onto Edgmond Rd/B5062, continue to follow B5062 for 4.2 miles, turn right onto Back Lane for 0.6 miles and continue onto Cherrington Road where the property will be 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. 167.2 sq. metres (1800.2 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

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.