



Helping *you* move



17 Devana Drive, Newport, TF10 8FB

This stylish, modern, Detached House is in a prime new development. It features: Entrance Hall, Ground Floor WC, Sitting Room, and a Kitchen/Dining Room with ample Storage. Upstairs has Four Bedrooms, an En-Suite to Main Bedroom and a Family Bathroom. The property also has the benefit of large Parking Area, a landscaped Garden, and an oversized Garage.

Offers in the Region of
£400,000

17 Devana Drive, Newport, TF10 8FB

Overview

- Stylish, Modern, Detached Family Home
- Four Bedrooms and En-Suite to Main Bedroom
- Entrance Hall, Ground Floor W.C.
- Kitchen Dining Room
- Lounge
- Family Bathroom
- Detached Garage, Generous Parking
- Landscaped Rear Gardens with Paved Patio
- Council Tax Band E
- EPC Rating - B



BRIEF DESCRIPTION

Nestled in an attractive new development, this stylish and modern Detached House boasts an excellent location and offers impressive accommodation. Upon entering, you are greeted by a welcoming Entrance Hall. The ground floor includes a convenient WC, a comfortable Sitting Room, and a spacious Kitchen/Dining Room with ample built-in Storage. The first floor features Four Bedrooms, including a Main Bedroom with an En-Suite, as well as a well-appointed Family Bathroom.

The property also benefits from a generously sized Parking Area at the front and side, a Landscaped Rear Garden, and a Detached Oversized Garage.

LOCATION

The property is just 1.2 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.

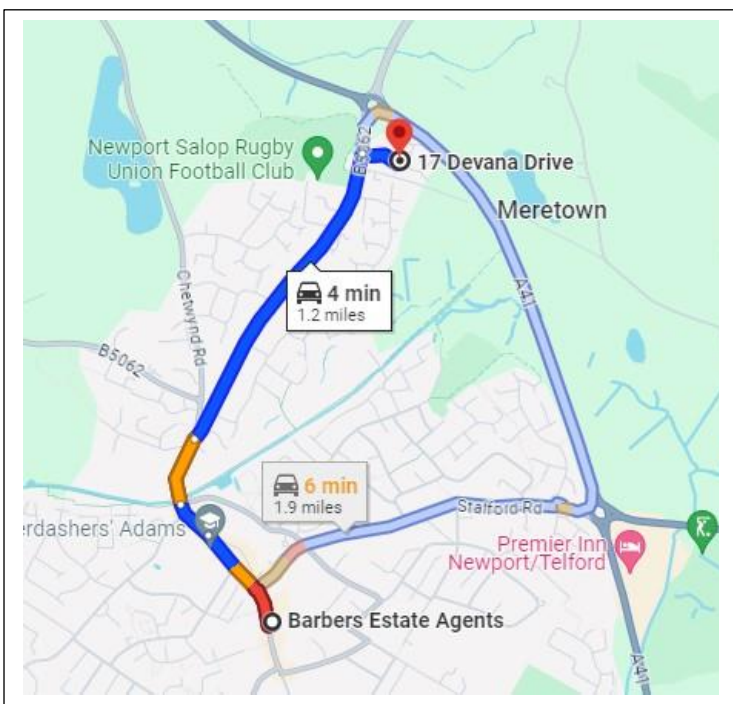
A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



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 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



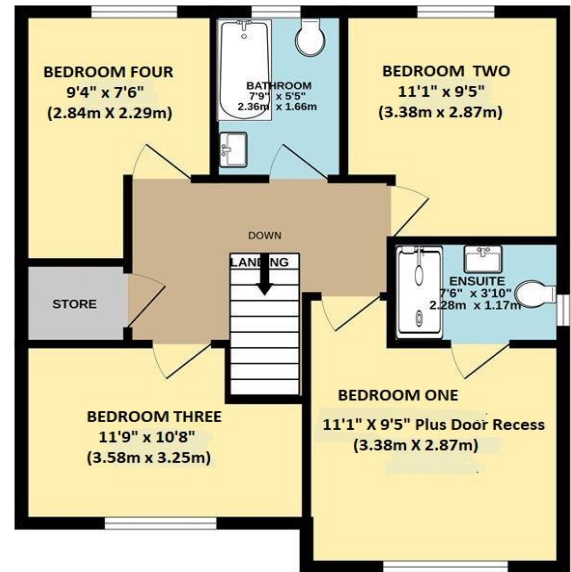
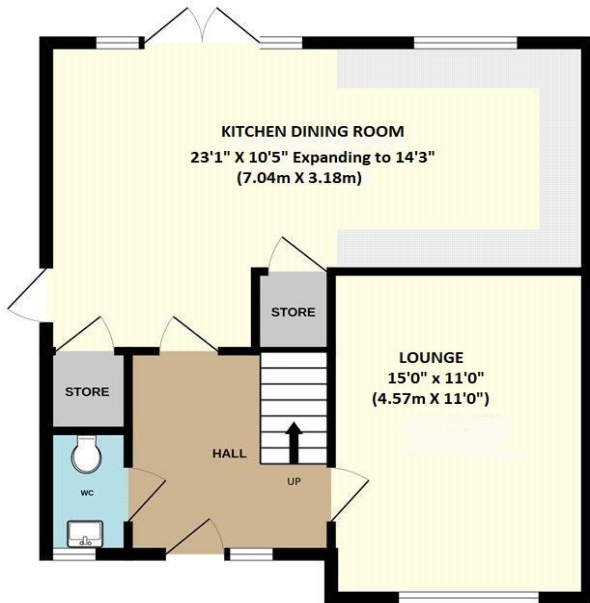
DIRECTIONS: From our office, head west on the High Street, continue onto Upper Bar then turn right onto Wellington Road. Turn left onto Greenvale and then turn right onto Barnfield Close, where the property will be located on the left hand side.

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.

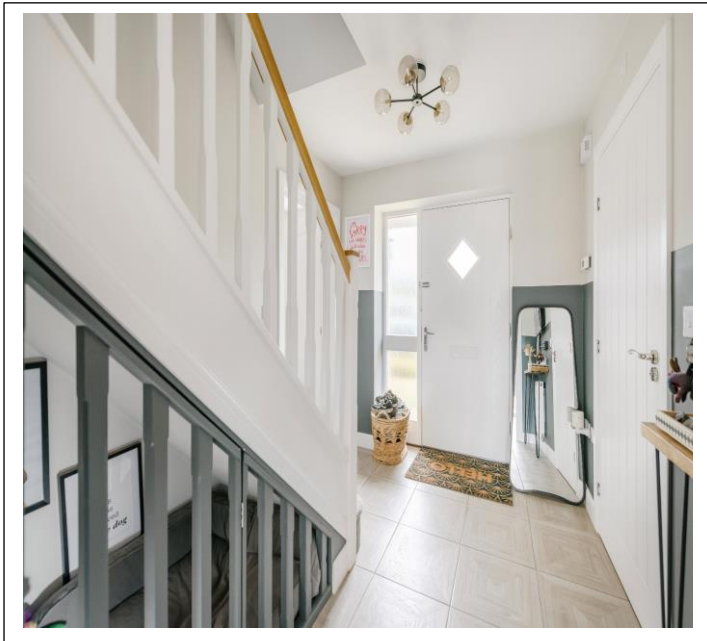
GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1167sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Barbers

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.