



Helping *you* move



### 69 Stone Bridge, Newport, TF10 7YB

With a great location on this prestigious Bovis Homes development this very spacious 5 Bedroom, 3 Bathroom Family Home offers quality accommodation with Gardens which are not overlooked to the rear and have a lovely sunny aspect. The property also comes with 18 Solar Panels which will help to vastly reduce your bills and a Parking Area for 5 Cars plus a Detached Double Garage.

Offers in the Region of  
**£550,000**

# 69 Stone Bridge, Newport, TF10 7YB

## Overview

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



## BRIEF DESCRIPTION

Nestled in a prime location within a prestigious Bovis Homes development, this expansive 5 bedroom, 3 bathroom family residence offers an exceptional living experience. The property boasts generously proportioned rooms and high-quality finishes throughout. The accommodation includes an inviting Entrance Hall, a well-appointed Office, a comfortable Lounge, and an Open-Plan Kitchen Dining Room that provides a perfect space for family gatherings. There is also a Utility Room and a convenient Ground Floor WC. Upstairs, the home features Five spacious Bedrooms, two of which have En-Suite Bathrooms, and a Family Bathroom to cater to the rest of the household. The property offers Ample Parking with Five Car Spaces, Double Garage, Solar Panels and Zappi Electric Car Charging Point (to be made available by separate negotiation).

## 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 an annual service charge on the property payable to First Port Property Services. This is for the upkeep of the communal grassed areas of the Stone Bridge Development. This is currently £240.00 per annum.



Your **Local** Property Experts  
01952 820 239

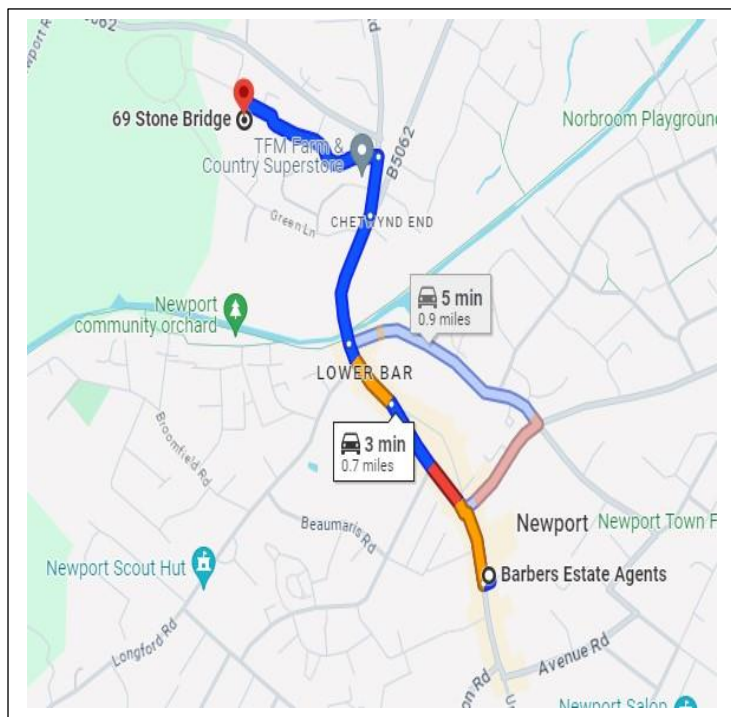


**USEFUL INFORMATION: TO VIEW THIS**

**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. 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



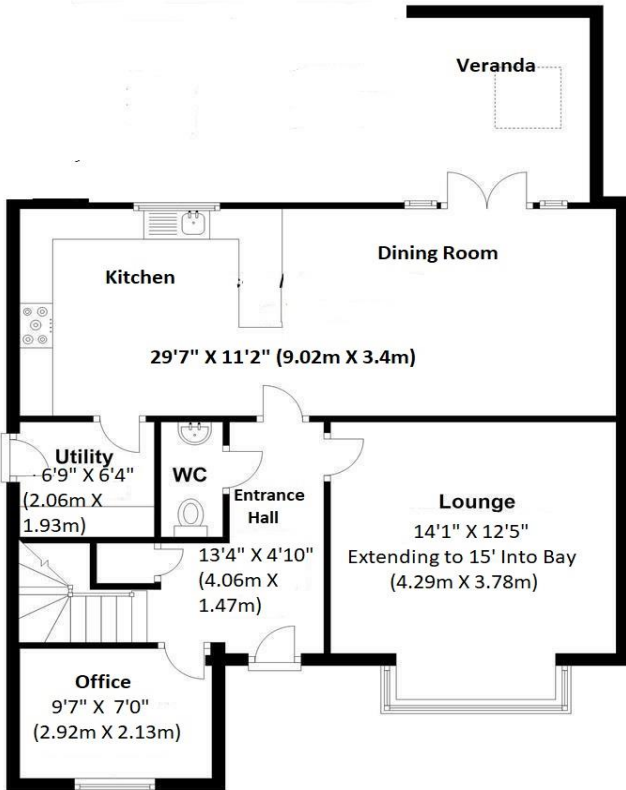
**DIRECTIONS:** From our office in the High Street, proceed past the church, through Lower Bar then over the traffic island by the petrol station, into Chetwynd End. At the next roundabout, take the first exit towards Edgmond, where Stone Bridge is the first road to be found on the left hand side. Follow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

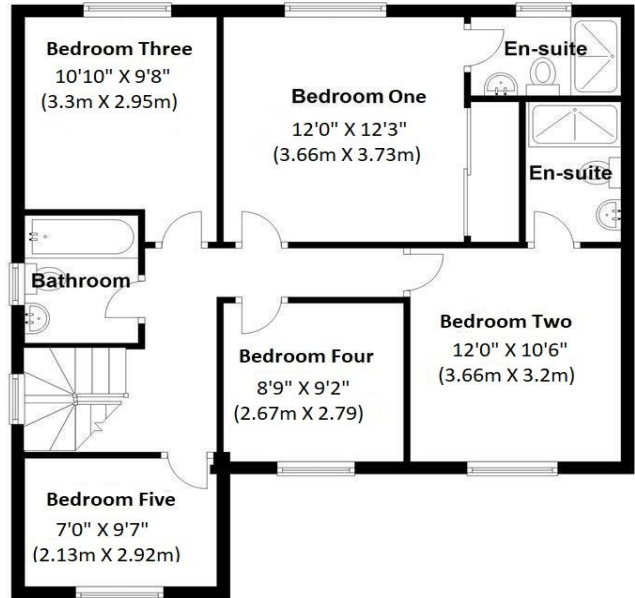
**Ground Floor**

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

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.