



Helping *you* move



## 27 Audley House Mews, Newport, TF10 7BP

A Compact 2 Bedroom Home situated in a maturing and attractive small development convenient for Newport Town and offering open plan ground floor accommodation together with 2 first floor Bedrooms and Bathroom. Externally there is an Enclosed Rear Garden and Communal Parking Area.

Offers in the Region of  
**£145,000**

# 27 Audley House Mews, Newport, TF10 7BP

## Overview

- A Compact Mid Terraced House
- 2 Bedrooms
- Open Plan Lounge Dining Kitchen
- Bathroom
- Enclosed Rear Garden
- Gas Central Heating
- Communal Parking
- Ground Rent is currently £150.00 per Annum
- Service Charge is currently £984.00 Per Annum
- Convenient for Town
- EPC Rating C
- Council Tax Band B



## BRIEF DESCRIPTION

This is a very nicely presented, well maintained Two-Bedroom Corner Mews House within walking distance of Newport Town Centre - and offered to the market with No Upward Chain.

The accommodation has some lovely features such as a port-hole window and, to the ground floor, there's a spacious open-plan Living/Dining/Kitchen and Patio Doors out to the rear Garden. To the first floor are Two Bedrooms and the Bathroom.

## LOCATION

The property is just 0.5 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

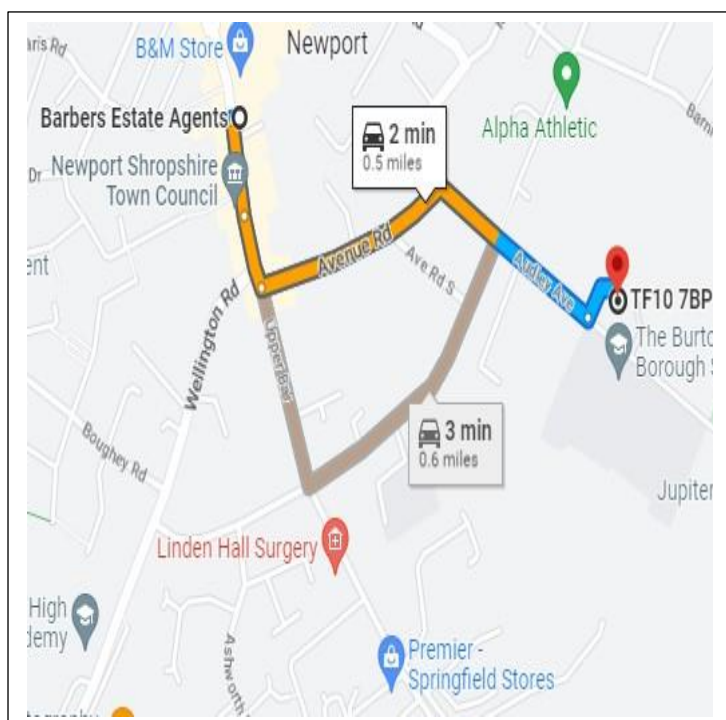


**USEFUL INFORMATION: TO VIEW**

**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](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.

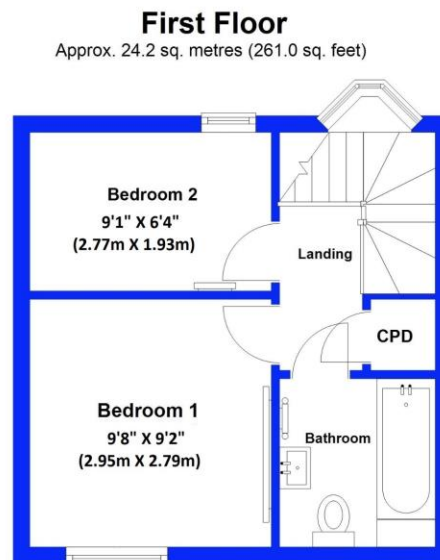
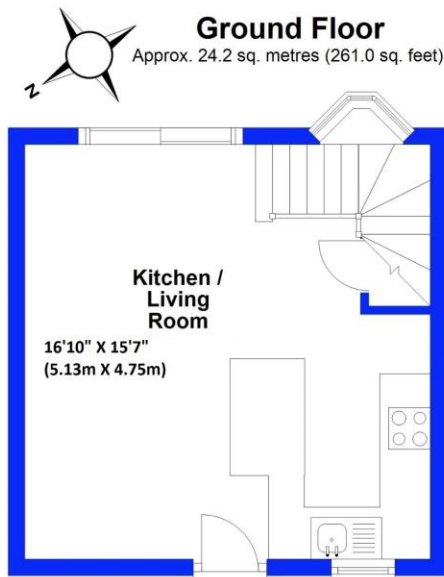
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From our office head south on High Street, continue onto Upper Bar and then turn left onto Avenue Road, turn right onto Audley Ave and then turn left and 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. 48.5 sq. metres (522.0 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.

**27 Audley House Mews, Newport**

## 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)

**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.