



Helping *you* move



12 Mere Close, Newport, TF10 7SL

This beautifully improved Link-Detached family home on a prime Corner Plot features: A stunning Kitchen, spacious Lounge, L-Shaped Kitchen/Dining Room and Utility. Upstairs includes a luxurious Main Bedroom with En-Suite, Three further Bedrooms and a stylish Bathroom. Two Garages, Landscaped Gardens and a Ample Parking complete this exceptional property.

Offers in the Region of
£360,000

12 Mere Close, Newport, TF10 7SL

Overview

- Link-Detached Home situated on a Prime Corner Plot
- Four Bedrooms, Main Bedroom with En-Suite
- Entrance Hall, Ground Floor W.C.
- L-Shaped Kitchen Dining Room
- Lounge
- Family Bathroom
- Landscaped Gardens
- Ample Parking, Solar Panels
- Electric Car Charging Point
- Two Garages
- Double Glazing Throughout
- Council Tax Band D, EPC Rating B



BRIEF DESCRIPTION

This exceptionally improved, Mature Link-Detached Family Home is set on a Prime Corner Plot with impressive frontage. The property boasts not one, but Two Garages, and features a truly Stunning Kitchen that serves as the heart of the home. The full accommodation includes an inviting Entrance Hall with access to a modern Ground Floor WC, a Spacious Lounge, and an expansive L-Shaped Kitchen/Dining room designed to the highest standards, perfect for both family living and entertaining. The Utility Room adds further practicality. Upstairs, the first floor offers a luxurious Main Bedroom with a stylish En-Suite, Three additional generously-sized Bedrooms, and a beautifully appointed family Bathroom. The home also benefits from a Tandem-Style Garage and an additional Detached Garage.

LOCATION

The property is just 0.8 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.

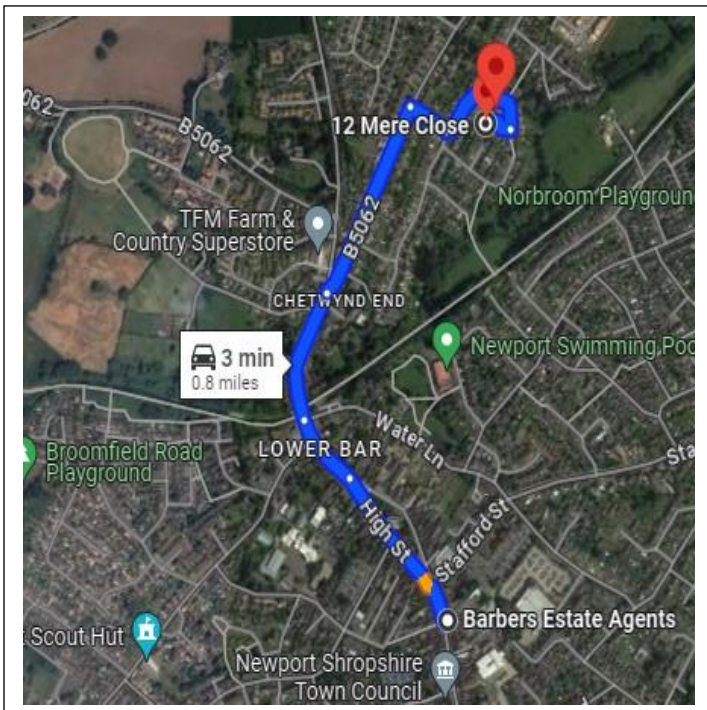
A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



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 north on High Street, go straight across at the mini roundabout, continue onto Lower Bar, then onto Chetwynd End. Slight right onto Forton Road/B5062. Turn right onto Avon DI, then turn left onto Fair Oak. Turn right onto Mere Close and turn right to stay on Mere Close, follow the road around where the property will be located on the right hand side in the corner.

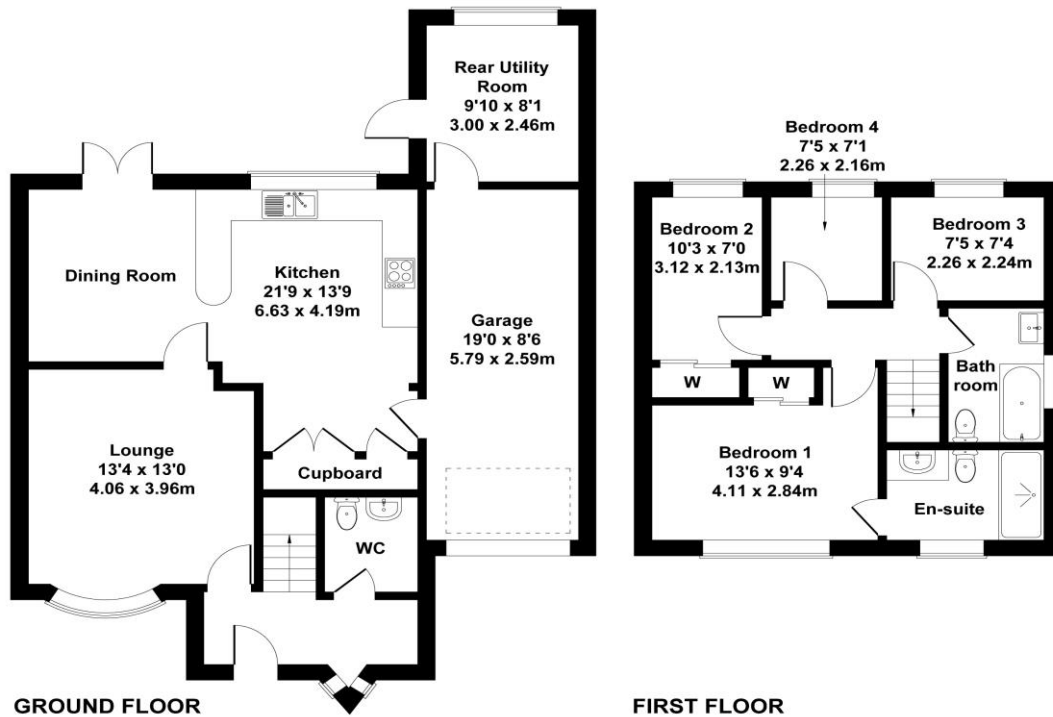
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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.

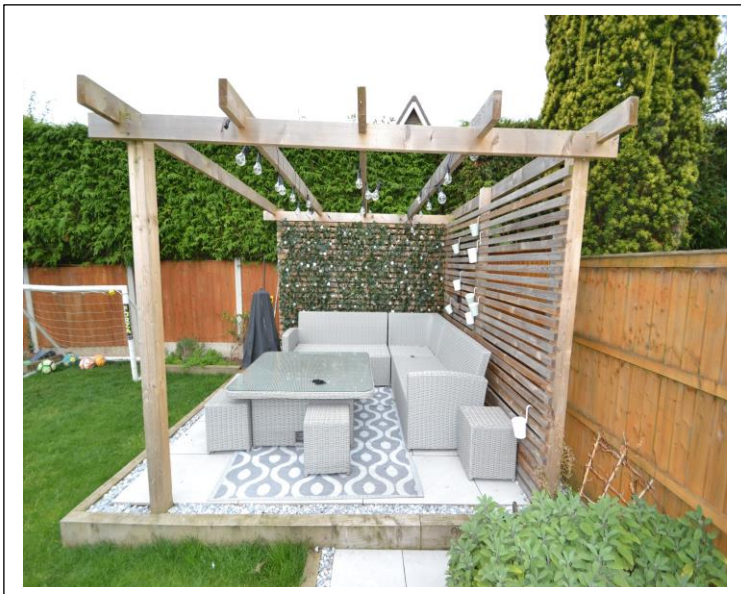
SOLAR PANELS: The property has solar panels which provide daytime electricity.

12 Mere Close

Approximate Gross Internal Area
1367 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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



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.