



Helping *you* move



36 The Smithfields, Newport, TF10 7SS

A Three Storey Townhouse in a location ideal for Newport High Street. This property offers Three Bedrooms, Two Bathrooms, and living accommodation across Three floors. It also benefits from a garden to the rear and allocated parking.

Offers in the Region of
£200,000

36 The Smithfields, Newport, TF10 7SS

Overview

- Three Storey Townhouse
- Three Bedrooms
- En-suite to Main Bedroom
- Separate Bathroom
- Excellent location for Town Centre
- Large Lounge
- Allocated Parking
- Ground Floor WC
- Council Tax Band B
- EPC Rating C



BRIEF DESCRIPTION

An excellent opportunity to acquire a townhouse only a stone's throw from the centre of Newport. This property offers Three generous Bedrooms across two floors as well as Two Bathrooms and a Downstairs WC. You will also find spacious living accommodation with a Kitchen and a sunny Lounge to the rear.

The property also has a secluded Patio Garden and a Reserved Parking Space at the back.

LOCATION

The property is just 0.2 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.

SERVICE CHARGE: We confirm there is a service charge on 36 The Smithfields which is currently £136.00 per annum made payable to Smithfield Mews Management Company Limited.



Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: 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

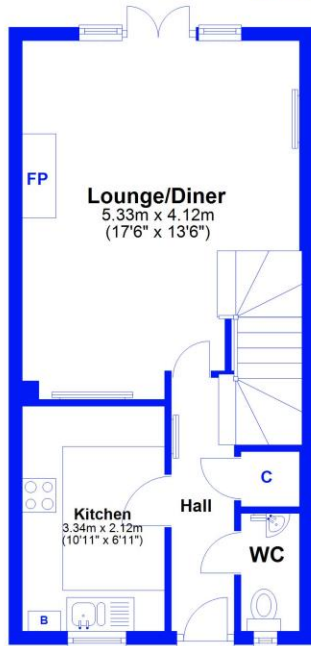


DIRECTIONS: From our offices in Newport High Street, head north and turn right at the mini-roundabout. Head straight for approximately 0.1 of a mile and turn left at the traffic lights on to Water Lane, following which the property will be visible on the left hand side.

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
Approx. 36.1 sq. metres (388.8 sq. feet)



First Floor
Approx. 36.2 sq. metres (389.9 sq. feet)



Second Floor
Approx. 21.3 sq. metres (229.2 sq. feet)



Total area: approx. 93.6 sq. metres (1008.0 sq. feet)

This plan has been prepared for the exclusive use of xx 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 and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.



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

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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.