



Helping *you* move



18 Wellington Road, Newport, TF10 7HD

A charming, Victorian, Mid-Terraced Cottage, which is situated in a highly convenient location close to the Town Centre. The cottage is beautifully presented has been tastefully decorated throughout. It benefits from a lovely Rear Garden, as well as a modern, fully insulated Garden Office/Studio, perfect for remote work or a variety of other uses.

Offers in the Region of
£218,000

18 Wellington Road, Newport, TF10 7HD

Overview

- A Victorian Mid-Terrace Cottage
- 1-2 Bedrooms
- Within Walking Distance of Newport Town Centre
- Kitchen
- Dining Room
- Sitting Room
- Ground Floor W.C.
- First Floor Bathroom
- Garden Office/Studio
- Attractive Enclosed Rear Gardens
- On Street Parking
- EPC Rating – C
- Council Tax Band A



BRIEF DESCRIPTION

A charming, Victorian, Mid-Terraced Cottage, ideally situated in a highly convenient location close to the Town Centre. This beautifully presented home has been tastefully decorated throughout and benefits from a delightful Rear Garden, as well as a modern, fully insulated Garden Office/Studio, perfect for remote work or a variety of other uses. The accommodation comprises a welcoming Sitting Room, an attractive Fitted Kitchen, and a Dining Room with stairs leading to the first floor landing. From here you can access the Main Bedroom, a stylish contemporary style Bathroom, and an additional Occasional Bedroom.

LOCATION

The property is within walking distance of 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

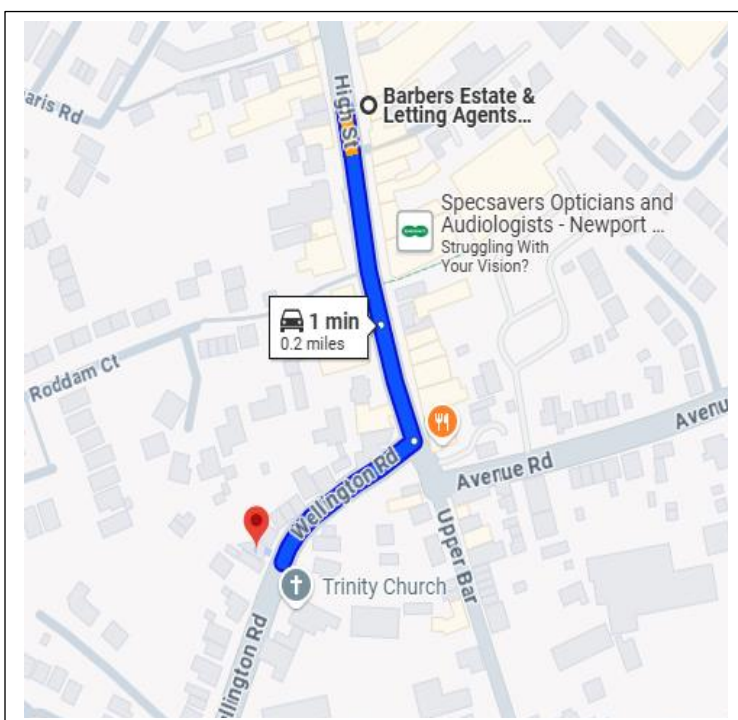
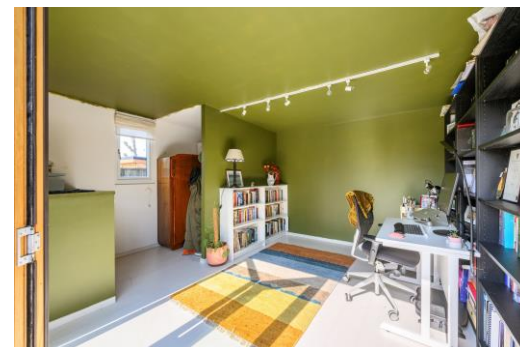


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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



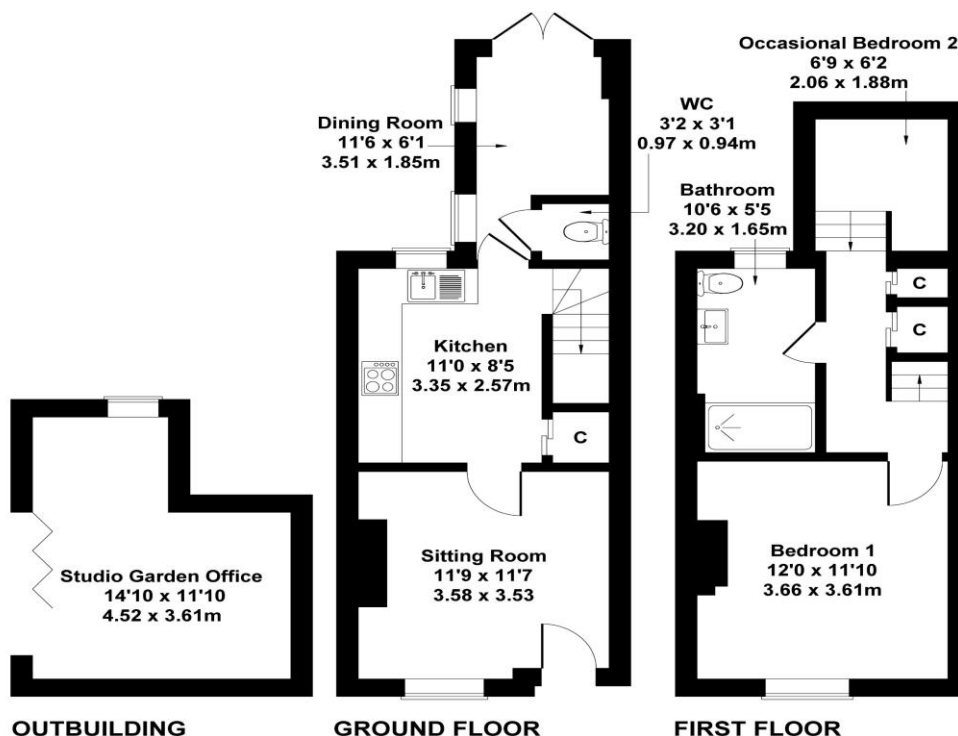
DIRECTIONS: From Newport High Street turn right into Wellington Road where the property will be seen a short distance on the right hand side, marked by our For Sale board.

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.

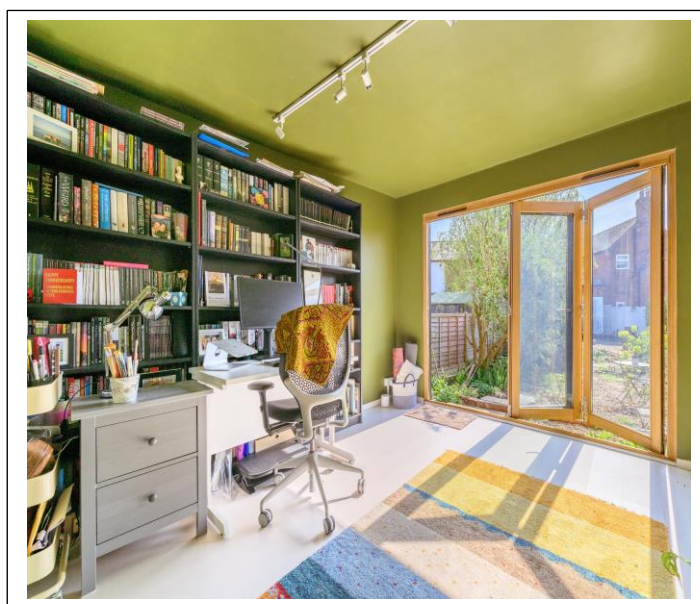
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

18 Wellington Road

Approximate Gross Internal Area
802 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2025
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

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.