



Helping *you* move



32 Greenacres Way, Newport, TF10 7PH

Available with No Upward Chain, this is a Well Maintained Semi-Detached Bungalow in a good location close to local amenities. Freshly decorated throughout, it offers Two Bedrooms, Bathroom, Modern Kitchen and separate Breakfast Room. There is a Generous Lounge, Good Garden and Plenty of Parking as well as a Carport and Garage.

Offers in the Region of
£225,000

32 Greenacres Way, Newport, TF10 7PH

Overview

- Semi-Detached Bungalow
- No Upward Chain
- Close to Local Amenities
- Newly Fitted Boiler
- Freshly Decorated
- Plentiful Parking, Breakfast Room
- Private Garden
- Garage
- Modern Kitchen
- Two Bedrooms
- Council Tax Band
- EPC Rating D



BRIEF DESCRIPTION

Well Maintained, Freshly Decorated and available with No Upward Chain, this Bungalow is an Ideal Opportunity for someone who is looking to move straight in! On a Quiet Street not far from the centre of Newport, the property offers you Two Spacious Bedrooms, one with plenty of built in storage. Large Windows allow in Lots of Natural Light, particularly enjoyed in the Lounge which also has a Stylish Built in Fireplace. There is a Well Appointed Kitchen with Double Oven and Modern Gas Hob, and an Extension to the rear into a Handy Breakfast Room with further built in storage. There is also a Smart Bathroom with a Shower Cubicle. Externally, a Garden with a Patio Area can be found, as well as a Useful Garage, and Plenty of Driveway Parking with a Carport.

LOCATION

The property is just 0.6 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

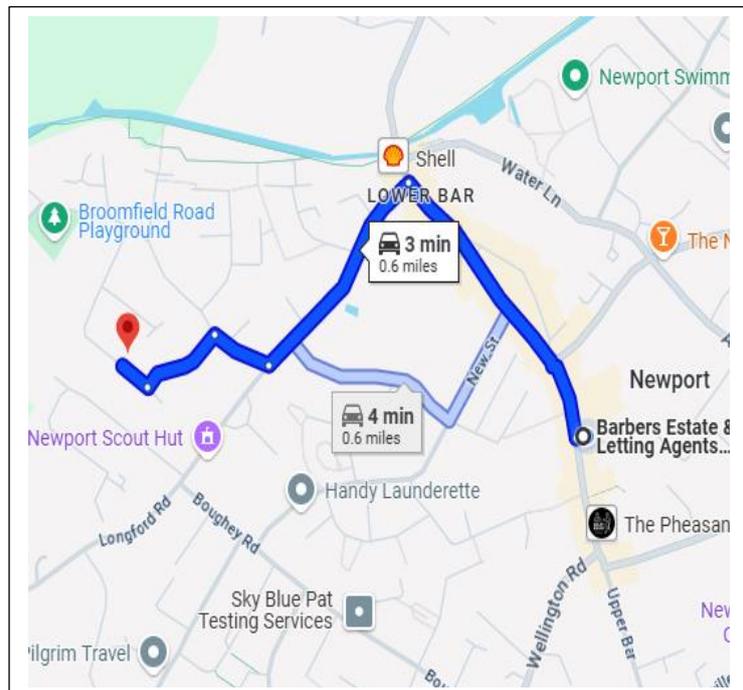


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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



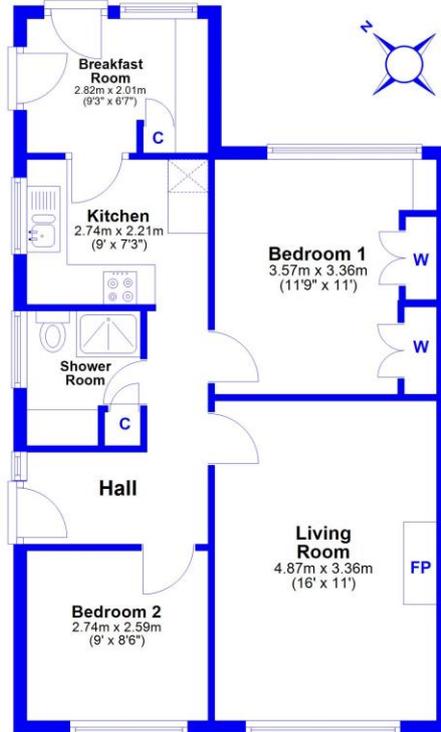
DIRECTIONS: From our office on Newport High Street, head north onto Lower Bar. Turn left at the mini roundabout onto Salters Lane and continue for approx 0.2 miles, then turn right on Broomfield Road. Take the first left onto Greenacres Way and follow the road round to the right, where the property will be found on the right and 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: 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.

Ground Floor

Approx. 58.8 sq. metres (632.8 sq. feet)



Total area: approx. 58.8 sq. metres (632.8 sq. feet)

32 Greenacres Way, 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

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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.