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### 53 Waterside Mews, Newport, TF10 7PA

An extended and charming Two Bedroom End of Terrace Cottage, located within a short walk of Newport Town Centre. Set on a larger than average plot, the property has a generous lawned rear garden with Timber Shed and pretty front garden with Driveway Parking.

Offers in the Region of  
**£190,000**



# 53 Waterside Mews, Newport, TF10 7PA

## Overview

- An Attractive and Extended End of Terrace Cottage
- Within Walking Distance of Newport Town Centre
- Two Bedrooms
- Shaker Style Kitchen
- Sitting Room
- Conservatory Extension
- Bathroom
- Enclosed Rear Gardens with Patio
- Driveway Parking
- Wooden Double Glazed Windows
- EPC Rating D, Council Tax Band B



## BRIEF DESCRIPTION

A charming and extended End of Terrace Cottage, perfectly positioned within a short walk of Newport Town Centre.

The accommodation includes: An Entrance Porch, Lounge, Fitted Kitchen, and a spacious Conservatory, ideal for dining or relaxing. Upstairs, there are Two Bedrooms and a Bathroom. Set on a larger than average plot, the property enjoys a pretty Front Garden with Parking Space, along with a generous lawned Rear Garden, side access, and a useful Garden Shed.

## LOCATION

The property is just 0.4 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.



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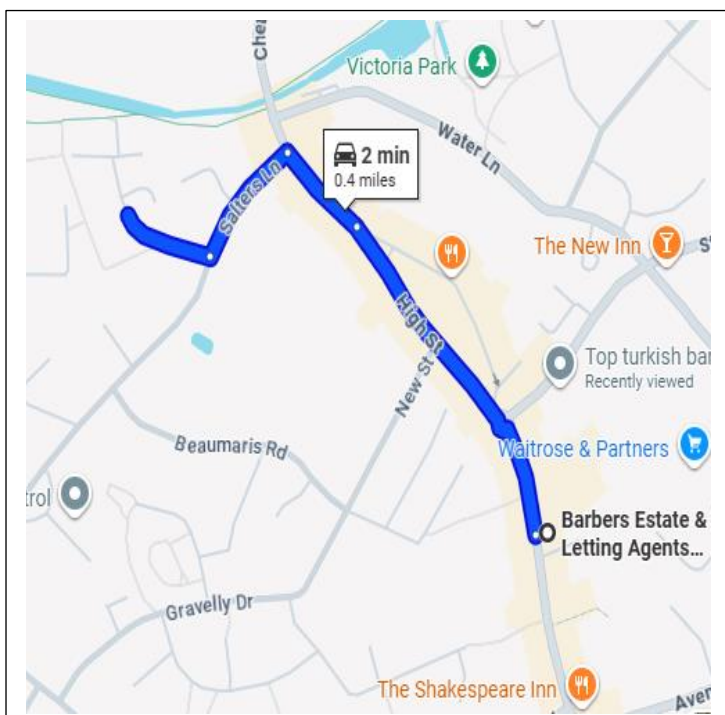


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

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. 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, turn left onto Salters Lane then turn right onto Waterside Mews where the property will be located on the right hand side as 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.





## 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)



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.