

Barbers

Helping *you* move



54 Forton Road, Newport, TF10 8BT

An Extended, Four Bedroom, Detached Family Home on the popular Forton Road, offered to the market with No Upward Chain. With generous downstairs living space including two Reception Rooms, there are Four Good sized Bedrooms. Upstairs has an En-Suite to Bedroom One and a Family Bathroom to the rest. Externally there are pretty gardens to the rear and plenty of parking at the front as well as a Tandem Garage.

Offers in the Region of

£375,000

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Overview

- An Extended, Detached Family Home
- *No Upward Chain*
- Four Bedrooms, Main with En-Suite Shower Room
- Kitchen/Dining Room, Utility Room
- Lounge, Separate Dining Room
- Conservatory
- Ground Floor W.C.
- Family Bathroom
- Lovely Enclosed Rear Gardens with Patio
- Garage, Driveway Parking for Several Cars
- EPC Rating – D
- Council Tax Band E



BRIEF DESCRIPTION

This is a superb opportunity to acquire a Family Home situated on the popular Forton Road in Newport. Extended over two storeys, this house boasts plentiful living space with a modern Kitchen Diner as well as a separate Lounge and Dining Room. There is also a generous Conservatory and a handy Utility, as well as an Interior Hall with storage and a Downstairs WC. Upstairs you will find the Principal Bedroom with En-Suite and dual built in wardrobes. Bedroom Two is also a double and again features built in wardrobes. Bedrooms Three and Four are extended so are of good size with one previously being used as an Office. There is also a Family Bathroom with shower over bath. Externally, the property has a well established and maintained Rear Garden, with a patio and vegetable plot. There is also a Driveway to the front with Parking for several cars, as well as a Tandem 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.

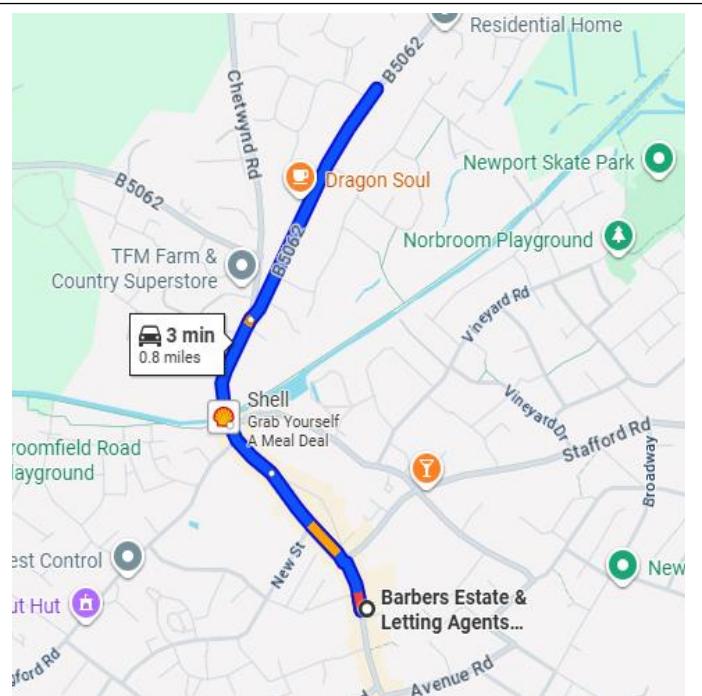
A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



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/>

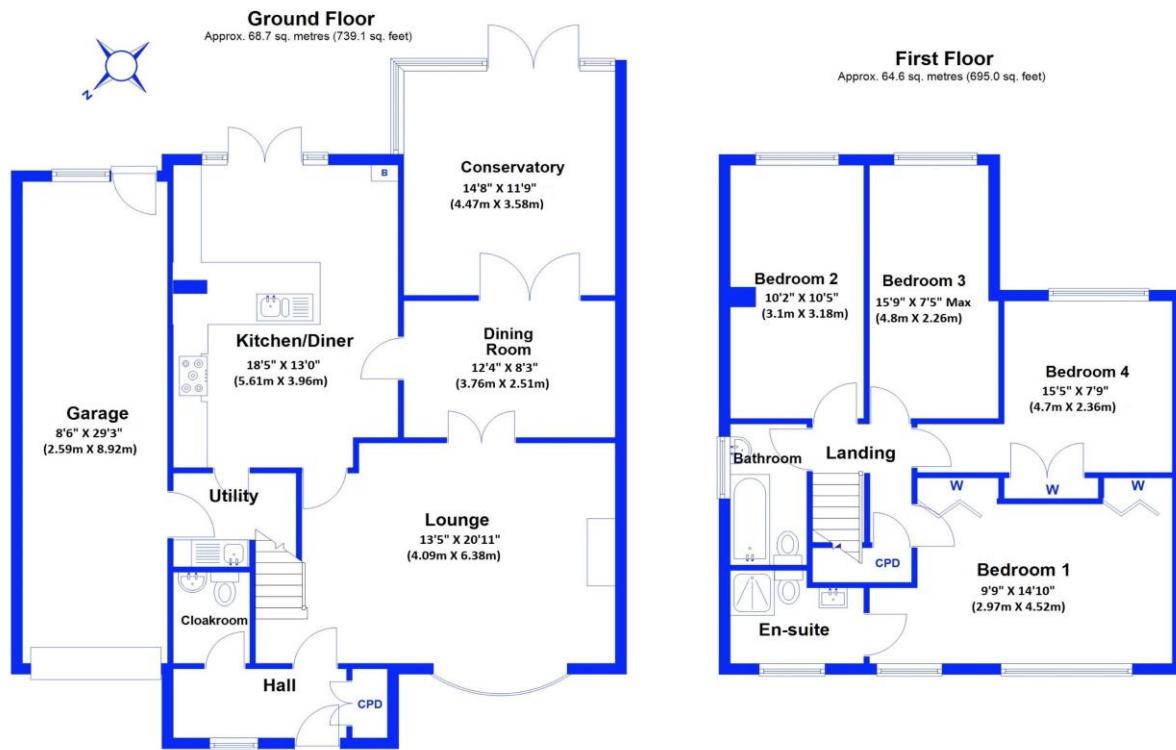
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office head north on the High Street, go straight across at the mini roundabout and continue onto Lower Bar, continue onto Chetwynd End and then take a slight right onto Forton Rd/B5062. Carry on along Forton Road until you reach the sign for Masons Place on your left. The property is located just past the sign for Masons Place on the right 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: 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.

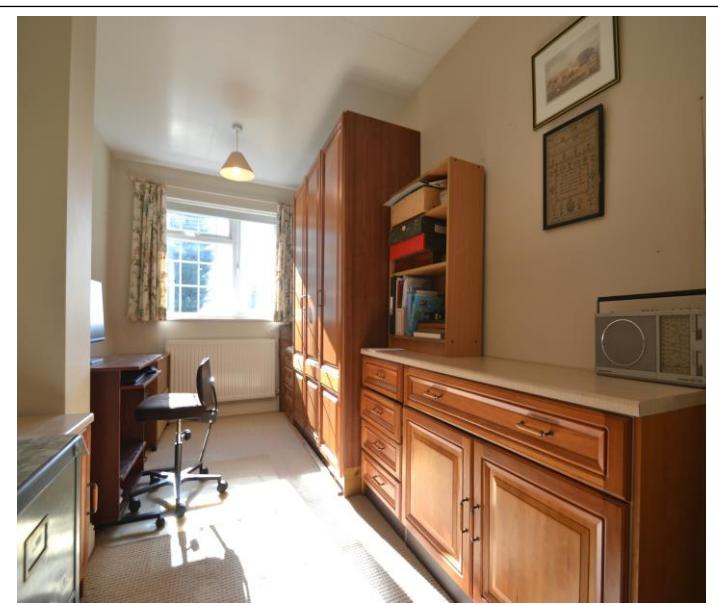


Total area: approx. 133.2 sq. metres (1434.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers 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, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.

Plan produced using PlanUp.

54 Forton Road, 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

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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.