



Helping *you* move



16 Shepherds Court, Newport, TF10 7XW

A well maintained, Three Bedroom, Detached Property in a Cul-de-Sac location whilst offering excellent access to local amenities. With a good amount of downstairs accommodation including a useful Utility and Garage. Upstairs there are Three Bedrooms including an En-Suite Shower Room to Bedroom One. Externally there is a low maintenance Rear Garden and Plentiful Parking to the front.

Offers in the Region of
£325,000

16 Shepherds Court, Newport, TF10 7XW

Overview

- An Attractive, Detached Family Home
- Three Bedrooms, Main with En-Suite Shower Room
- Kitchen, Utility Room
- Lounge, Dining Room
- Ground Floor W.C.
- Family Bathroom
- Garage
- Parking for Several Vehicles
- Low Maintenance Rear Garden with Patio
- Council Tax Band D
- EPC Rating - D



BRIEF DESCRIPTION

An attractive, Three Bedroom Detached Property located in a quiet cul-de-sac, offering good proximity to the centre of Newport. Well maintained by the current owners, this Family Home boasts good living space, with a Kitchen and separate Dining Area, as well as a light-filled Lounge with a sliding door to the rear Patio and Garden. There is also a handy Utility with access to the Garage and a further door to the rear Garden.

Upstairs you will find a Principal Bedroom with En-Suite Shower Room, a further Double Bedroom and a Third Bedroom that could double as an office. There is also a generous Family Bathroom with three piece suite

LOCATION

The property is just 0.9 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

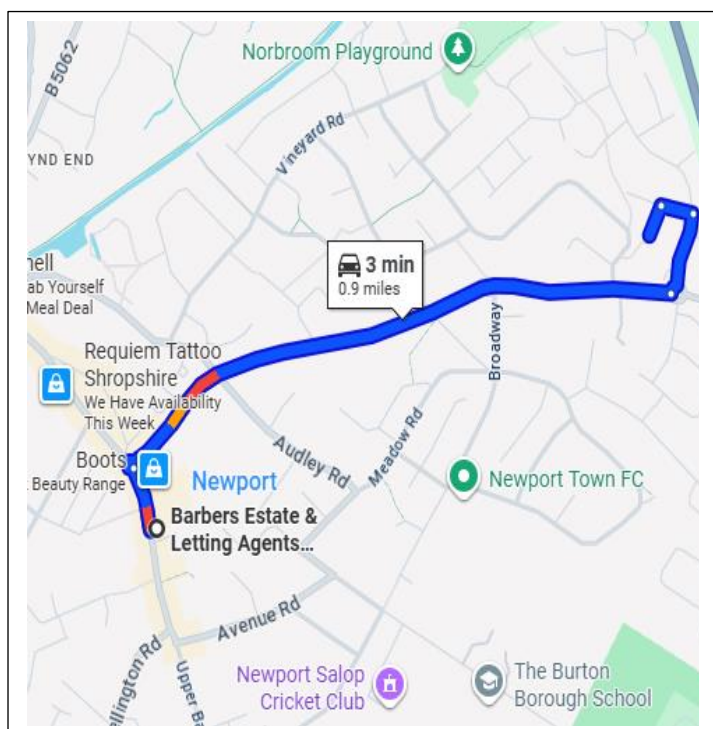


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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/>

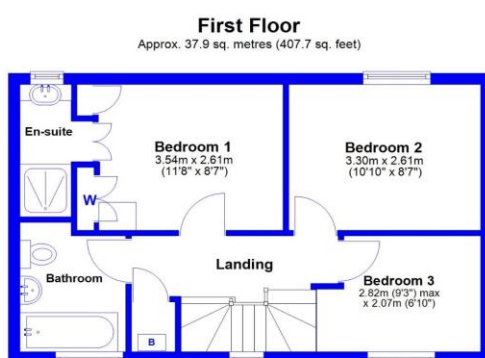
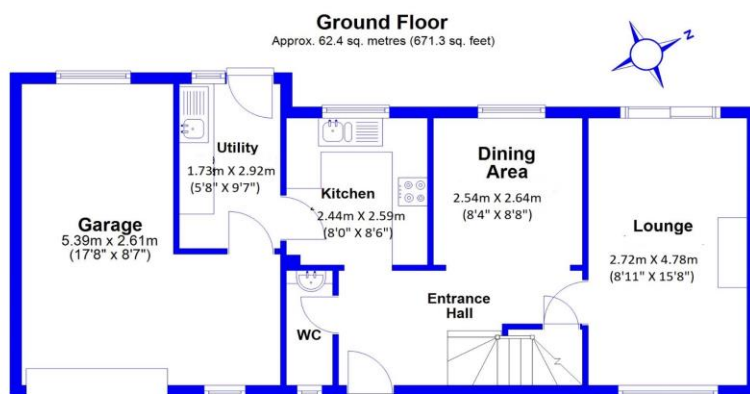
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our offices on Newport High Street head north along the High Street to the roundabout by The Barley and bear right on Stafford Road. Proceed straight through the traffic lights and up the hill. After approximately 0.5m take the first exit on the roundabout onto Daniels Cross, then left into Shepherd's Court, then first left and the property will be located at the end of the cul-de-sac 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.



Total area: approx. 100.2 sq. metres (1079.0 sq. feet)
16 Shepherds Court, 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



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.