



Helping *you* move



41 Forton Road, Newport, TF10 7JR

A charming and renovated period Semi-Detached House, which is set back from the road and situated in a popular and convenient location. The property provides Ample Parking together with a Detached Garage and also has the benefit of being Re-Wired and Re-Plumbed with a New Central Heating System fitted in 2014 together with a new Bathroom. The Roof was Replaced in 2020.

**Offers in the Region of
£265,000**

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Overview

- A Charming, Period Semi-Detached House
- Three Bedrooms
- Renovated in 2014 with New Central Heating System, Radiators, Plumbing and Electrics
- New Roof Approx Five Years Ago
- No Upward Chain
- Kitchen Dining Room, Lounge
- Re-Fitted Bathroom in 2014
- Long Gravelled Driveway
- Enclosed Rear Garden
- Concrete Sectional Garage
- EPC Rating - C
- Council Tax Band B



BRIEF DESCRIPTION

A charming renovated period Semi-Detached House, attractively situated in a popular and convenient location. The property offers well-planned accommodation comprising: Entrance Hall, a comfortable Lounge with an attractive fireplace and wooden flooring, and a Re-Fitted Kitchen with a Dining Area. To the first floor are Three Bedrooms and a modern Re-Fitted Bathroom. The property is set back from the road, featuring a gravelled driveway providing Ample Parking together with a Detached Garage. The property is sold with no chain and has had the benefit of being re-wired and re-plumbed with a new central heating system fitted in 2014. The roof was replaced in 2020.

LOCATION

The property is just 0.7 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

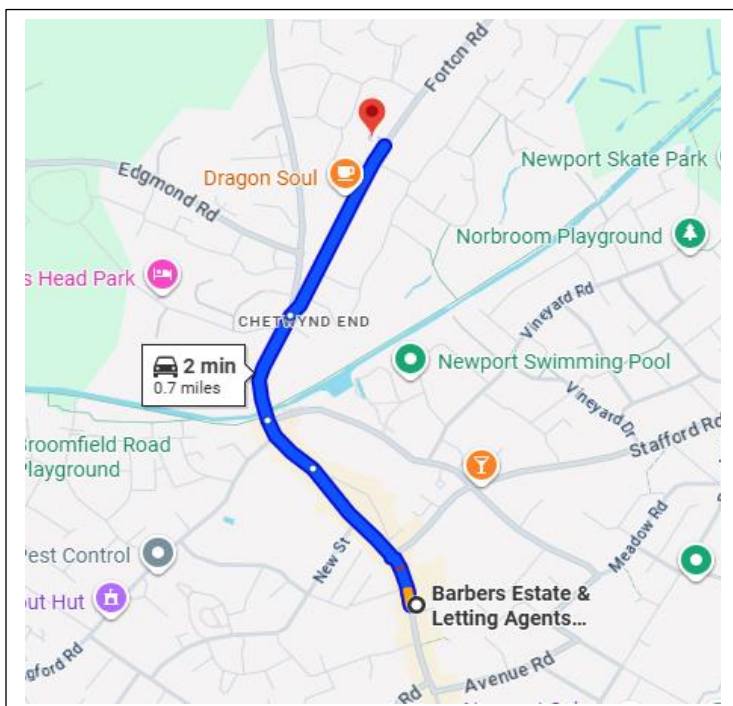
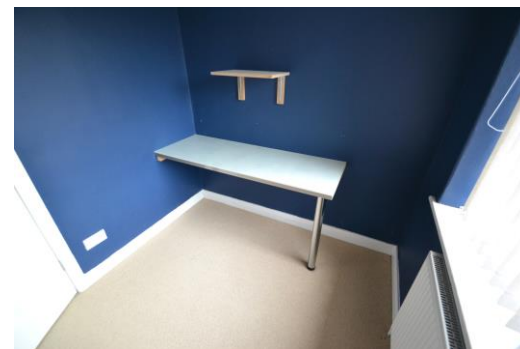


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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/>

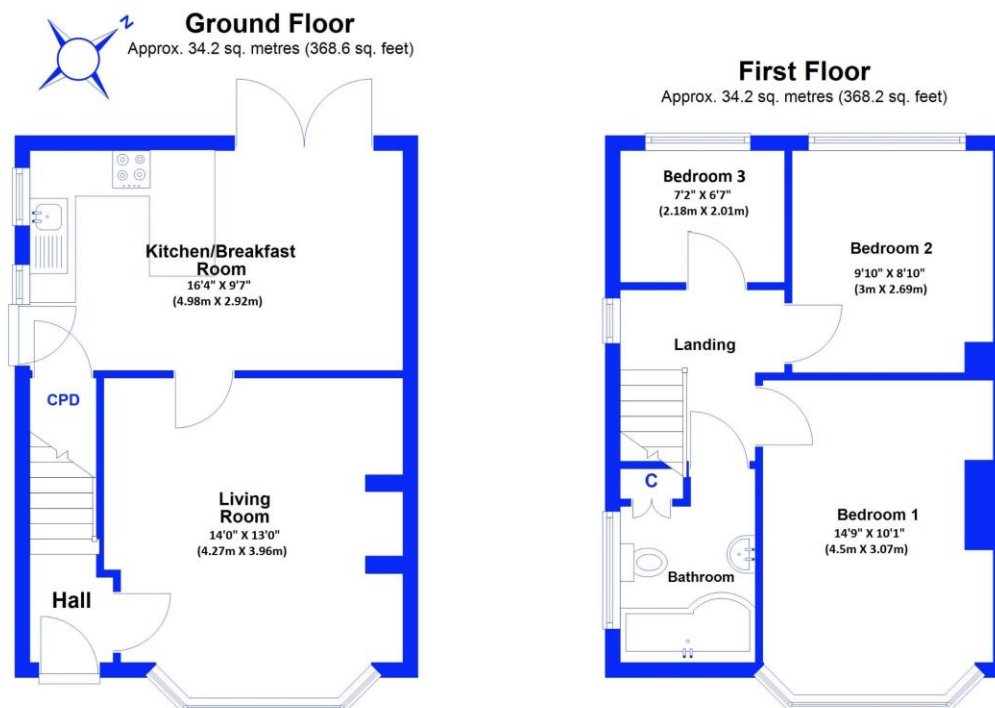
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office 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 and the property will be located on the left 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. 68.4 sq. metres (736.8 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.

41 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



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.