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54 Tibberton, Newport, TF10 8PE

A beautifully extended and modernised Semi-Detached, Duke of Sutherland Cottage, set within a generous plot with Ample Parking. This beautiful home offers an impressive blend of period charm and contemporary comfort - With a modern Kitchen, Dining Room and Lounge together with a Bedroom Three/Office. Upstairs, there are Two Bedrooms along with a Bathroom.

Offers in the Region of
£400,000

54 Tibberton, Newport, TF10 8PE

Overview

- A Modernised and Extended Semi-Detached Duke of Sutherland Cottage
- Two Upstairs Bedrooms
- Set in a Generous Plot with Ample Parking
- Kitchen Breakfast Room, Utility Rear Hall
- Lounge Extension with Bi-Folding Doors
- Dining Room
- Bedroom Three/Office
- Timber Sheds, Former Pigsty and Greenhouse
- Lovely Gardens, Gazebo with Power and Log Burning Stove
- PVC Double Glazed Windows Throughout
- EPC Rating D
- Council Tax Band B



BRIEF DESCRIPTION

A beautifully modernised and thoughtfully extended Semi-Detached Duke of Sutherland Cottage, set within a generous plot with Ample Parking. This stylish character home offers an impressive blend of period charm and contemporary comfort. The heart of the home is the stunning modern Kitchen, complemented by a spacious separate Dining Room full of character features. A light-filled Lounge Extension enjoys lovely views over the gardens.

The ground floor also provides flexible accommodation with a Third Bedroom/Office, a Cloakroom/WC, and Rear Hallway/Utility Room. Upstairs, there are Two cottage-style Bedrooms along with a very attractive and well-appointed Bathroom.

LOCATION

Tibberton is a rural village just over five miles from the market town of Newport, Shropshire. Tibberton has a Primary School, village shop, popular pub, All Saints Church and a Village Hall. Newport has a busy High Street with a good mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and the property is within the catchment area of Newport's highly regarded High and Grammar Schools. Shrewsbury and Telford offer a wider range of shops and facilities, and the A41 (6 miles) and opens the property up to wider commuter access to both Manchester and Birmingham.

PLANNING PERMISSION: Planning Approval was Granted for an additional storey to provide 2 further Bedrooms & Additional Bathroom - Floorplan shows the approved extension. Planning ref TWC/2017/0342



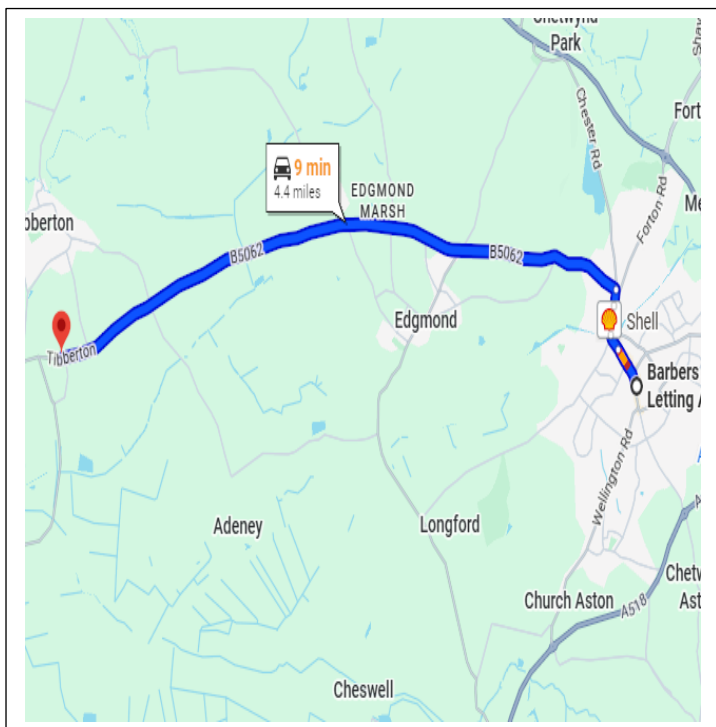
Your **Local** Property Experts
01952 820 239



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 the property has mains electricity, water, drainage is via a Sewerage treatment plan which is shared with number 55, and oil fired central heating 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 through one roundabout, continue onto Lower Bar then continue onto Chetwynd End then slight left onto Chetwynd Road/B5062. At the roundabout, take the 1st exit onto Edgmond Road/B5062 Continue to follow B5062 and 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.

NOTE: We confirm there is a right of access to the left hand side of number 55 leading to the rear parking area.

Ground Floor

Approx. 70.0 sq. metres (753.4 sq. feet)



Lounge: 21'8" X 8'10" (6.6m X 2.69m)
 Kitchen Breakfast Room: 16'3" X 14'4" (4.95m X 4.37)
 Dining Room: 12'5" X 13'0" (3.78m X 3.96m)
 Utility Rear Hall: 10'0" X 6'0" Max (3.05m X 1.83m)
 Bedroom Three/Office: 7'0" X 7'3" (2.13m X 2.21m)
 Bedroom One: 11'8" X 10'2" (3.56m X 3.1m)
 Bedroom Two: 8'10" X 7'10" (2.69m X 2.39m)
 Bathroom: 9'4" X 8'0" (2.84m X 2.44m)

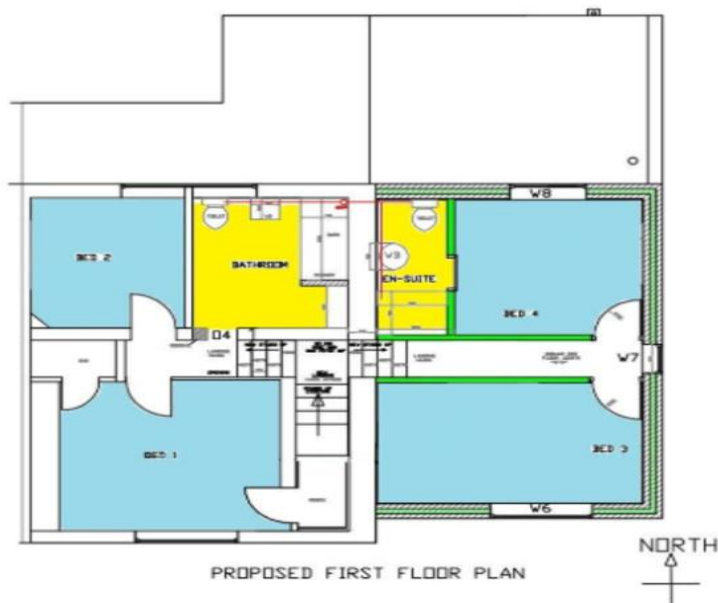
First Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



Total area: approx. 103.6 sq. metres (1115.0 sq. feet)

Proposed Planning
 Permission for First
 Floor Extension.



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
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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.