



6 Plough Lane, Newport





**6 Plough Lane, Newport, TF10 8BS**

**£269,995 Region**

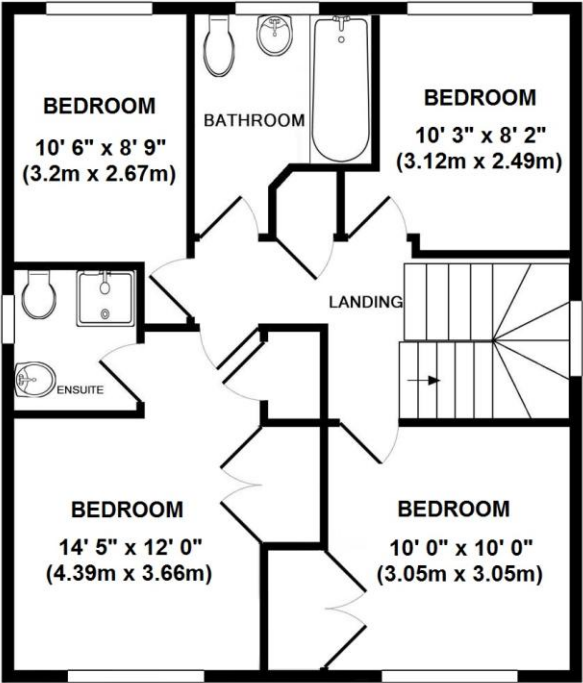
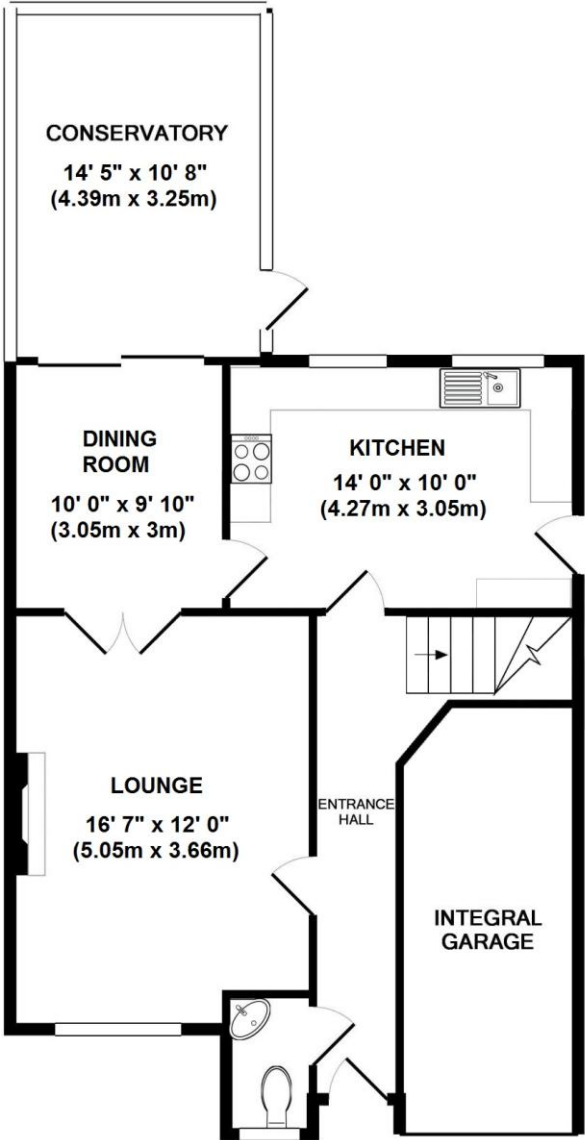
**BRIEF DESCRIPTION:** A lovely family home situated in a pleasant cul de sac location on a small development towards the edge of Newport Town. The property is deceptively spacious and has accommodation of Through Entrance Hall with WC cloaks and storage, very spacious Lounge, separate Dining Room, large Conservatory, spacious Kitchen, first floor of Master Bedroom with En suite, three further good sized Bedrooms and Bathroom. Externally, there is an Integral Garage and pleasant gardens to the rear.

**LOCATION** The property is located approximately 1 mile from Newport town centre. Newport is a pretty and historic market town with a vibrant centre of stylish, independent shops offering Designer and High Street brands, art and crafts, books, jewellery, gifts, homeware as well as a butchers. Newport Country Market is an indoor hall packed with home-made goods and products. There are also Waitrose and Aldi supermarkets. 9 miles away Telford Shopping Centre has more than 160 stores and in Stafford, The Guildhall Shopping Centre, including Stafford Market Hall, has more than 40 stores. The property falls within the catchment area for Newport Primary and Secondary Schools, High Schools and Grammar Schools with their excellent reputations.

The property is conveniently located for access to the A518 which links to Stafford and the M6 in the east, approximately 14 miles away and to Telford and Junctions 4 and 5 of M54 in the west, about 11 miles. The A41 is the main North/South trunk road to Wolverhampton in the South and to Chester in the North.

Buses run from Newport to Stafford, Telford and Shrewsbury. Trains from Telford Central run to Birmingham and Shrewsbury and from Stafford to Birmingham, Liverpool, Manchester and London's Euston. For air travel Birmingham International is 50 miles, East Midlands 60 miles and Manchester 66 miles.

**Floor Plan**  
Not to scale



TOTAL APPROX. FLOOR AREA 1367 SQ.FT. (127.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



**EPC Rating**

The Energy Efficiency Rating for this property is D. The full Energy Performance Certificate (EPC) is available for this property upon request.

**Tenure**

We are advised that the property is Freehold, and this will be confirmed by the Vendors' Solicitor during Pre-Contract enquiries. Vacant Possession Upon Completion.

**Services**

We are advised that the property has mains Electricity, Gas, Water and Drainage 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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**Directions**

From Newport high street proceed down to Lower Bar, proceed straight over the mini island which leads to Chetwynd End. At the forked junction turn right onto Forton Road, follow this road for approximately half a mile and then turn right into Plough Lane. Take the next right where the property is marked by our For Sale board.

**Local Authority**

Telford & Wrekin Council. Tel: 01952 380000

**Viewing/Pre-Sales Marketing Advice**

By arrangement with the Agents' Office at 30 High Street, Newport, Shropshire, TF10 7AQ. Tel: 01952 820239  
Email: newport@barbers-online.co.uk

**Disclaimer Property Details**

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

**AML Regulations**

To ensure compliance with the latest Anti Money Laundering regulations all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

**Method of Sale**

Private Treaty

NE21556260418

