



Helping *you* move



## The Sidings, 23 Station Court, Newport, TF10 7RZ

Situated in one of the most prestigious locations within Newport this mature Detached Bungalow offers spacious and attractive accommodation of: Enclosed Porch, Large Entrance Hall, Lounge with adjoining Conservatory, Dining Room, Spacious Kitchen Breakfast Room, 3 Bedrooms, Bathroom and further W.C. together with Double Garage a beautiful frontage and attractive rear Gardens.

Offers in the Region of  
**£475,000**



# The Sidings, 23 Station Court, Newport, TF10 7RZ

## Overview

- Mature Detached Bungalow
- Three Bedrooms
- Entrance Hall
- Spacious Kitchen Breakfast Room
- Lounge, Adjoining Conservatory with Patio
- Bedroom One with En-Suite Shower Room
- Bathroom, Double Garage
- Internal Storage Room, Driveway Parking
- Lawned Rear Gardens, Timber Shed and Greenhouse
- Council Tax Band E, EPC Rating D



## BRIEF DESCRIPTION

Located in one of Newport's highly esteemed neighbourhoods, this well-maintained Detached Bungalow exudes a timeless charm. The property boasts a thoughtful layout, starting with an inviting Enclosed Porch that leads to a Spacious Entrance Hall. The Lounge, accentuated by an adjoining Conservatory, offers a relaxing space for unwinding. The adjacent Dining Room and the well-appointed Kitchen Breakfast Room enhance the practicality and comfort of the home.

Three comfortable bedrooms provide ample living space, complemented by a Bathroom and an additional W.C. for convenience. The Double Garage ensures Ample Parking and storage solutions. The property features an elegant frontage and equally appealing Rear Gardens, adding to the overall allure of this mature residence.

## LOCATION

The property is just 0.6 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.



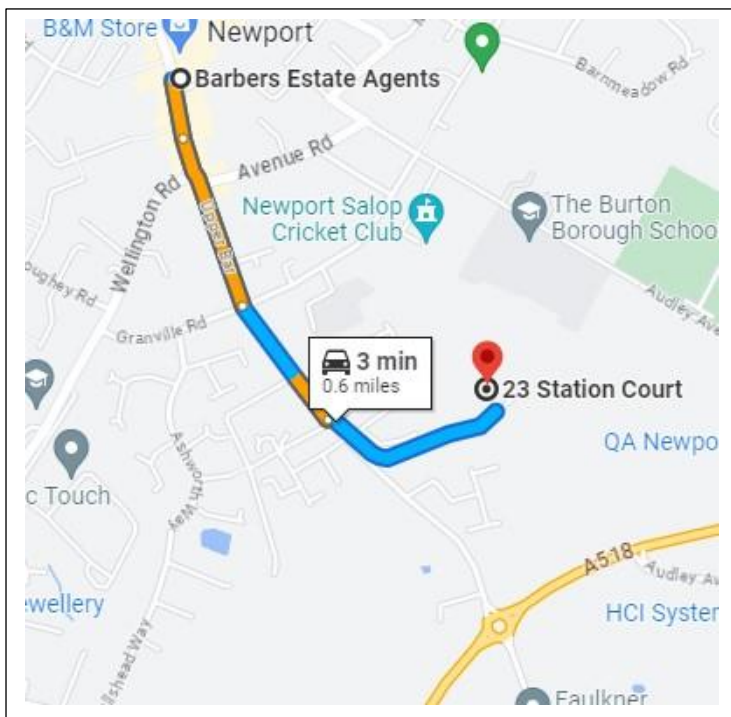
Your **Local** Property Experts  
01952 820 239



**USEFUL INFORMATION:** please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains 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.

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

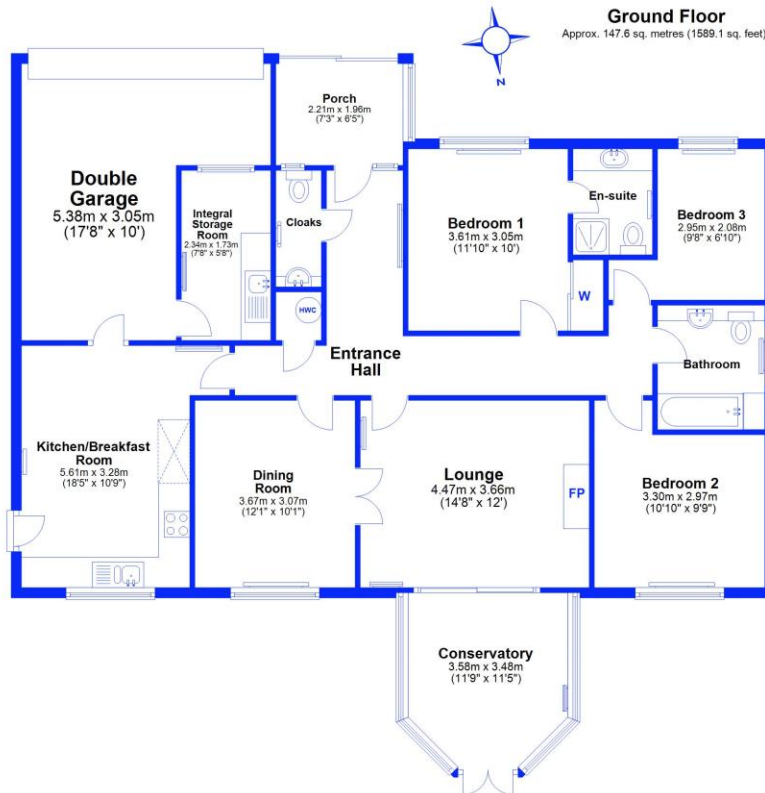


**DIRECTIONS:** From our office head south and continue onto Upper Bar, continue onto Station Road, turn left onto Pen-Y-Bryn Way then turn right onto Station Court where the property will be located on the right hand side.

**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:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.





Total area: approx. 147.6 sq. metres (1589.1 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.

23 StationCourt, 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

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto: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.