



## 9 Henley Drive, Newport.

Offers in the Region of £299,995

This spacious three Bedroom, detached family home is ideally situated within a sought-after area of Newport being close to the town and other amenities including schools, shops and transport links. Offering three double Bedrooms and a newly fitted Family Bathroom, the property is well presented throughout and offers such perks as a Downstairs W.C. and ample storage space.

Briefly comprising Entrance Hallway, Downstairs W.C., Inner Hallway, Living Room, Dining Kitchen, Second Reception Room (currently used as a play room but could serve as a downstairs bedroom), three upstairs Bedrooms and a Family Bathroom, externally there is a driveway, Integral Tandem Garage and gardens to the front and rear. Early viewings are highly recommended to fully appreciate everything this property has to offer! Gas C.H., uPVC D.G. EPC Rating D. Council tax band D.

# 9 Henley Drive Newport Shropshire

### Property entered via

uPVC front door into

## **Entrance Hallway**

Access to the Inner Hallway and Integral Tandem Garage.

#### Inner Hallway

with double storage cupboard.

Downstairs W.C. 6' 7" x 2' 8" (2.01m x 0.81m)

Living Room 16' 3" x 12' 2" (4.95m x 3.71m)

Dining Kitchen 16' 6" x 7' 9" (5.03m x 2.36m)

Side Porch 7' 8" x 3' 2" (2.34m x 0.96m)

Second Reception Room 17' 2" x 7' 8" (5.23m x 2.34m)

### Stairs rising to

first floor landing which provides access to Bedrooms and Family Bathroom.

Bedroom 1 12' 5" x 12' 4" (3.78m x 3.76m)

Bedroom 2 11' 9" x 9' 1" (3.58m x 2.77m)

Bedroom 3 12' 3" x 7' 9" (3.73m x 2.36m)

Family Bathroom 7' 8" x 7' 6" (2.34m x 2.28m)

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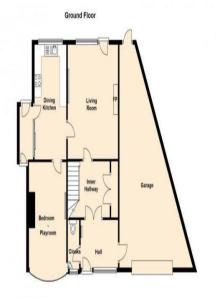
VIEWING STRICTLY BY APPOINTMENT ONLY

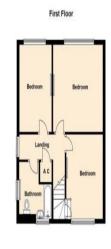
#### Externally

To the front of the property is a driveway. Up and over door provides access to the Integral Tandem Garage. A lawned front garden lies to the side of the driveway.

To the rear is an enclosed rear garden with lawned area, raised beds and a children's play area with covered sand pit and trampoline. Raised decked area with gazebo for that alfresco dining experience lies furthest away from the house with an additional paved patio closest to the property.

Integral Tandem Garage 18' 0" x 33' 4" (5.48m x 10.15m)













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