



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.

01952 813625

www.barkerhealey.co.uk

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)



Barker Healey

PROPERTY



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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.