



## 37 Audley Park, Newport.

Offers in the Region of **£400,000**

This fantastic 4 Bedroom, detached family home is within easy reach of Newport High Street and all nearby schools and amenities.

Having been built just 10 years ago, it is a modern property which is very well presented, spacious and offers extremely flexible accommodation.

Briefly comprising Entrance Hallway, Lounge, Dining room (with French doors out to the garden), Kitchen (with built in appliances) Utility Room, Downstairs W.C., Four Bedrooms, (Master with En-suite) and Family Bathroom, externally there is an Integral Garage, double width driveway and gardens to the front and rear. Gas C.H. and Double Glazing throughout. Council Tax Band D Epc Rating C

# 37 Audley Park Newport Shropshire

Entrance Hallway

Lounge 15' 5" x 11' 0" (4.70m x 3.35m)

Dining Room 11' 4" x 10' 5" (3.45m x 3.17m)

Kitchen 11' 3" x 10' 0" (3.43m x 3.05m)

Utility Room 7' 6" x 5' 4" (2.28m x 1.62m)

Downstairs W.C. 5' 3" x 3' 5" (1.60m x 1.04m)

Stairs rising to the first floor landing which provides access to all Bedrooms and Family Bathroom.

Master Bedroom 12' 8" x 11' 0" (3.86m x 3.35m)

Ensuite 6' 1" x 4' 6" (1.85m x 1.37m)

Bedroom 2 11' 7" x 10' 2" (3.53m x 3.10m)

Bedroom 3 14' 1" x 8' 7" (4.29m x 2.61m)

10 High Street, Newport,  
Shropshire, TF10 7AN

Tel: 01952 813625

Email: [info@barkerhealey.co.uk](mailto:info@barkerhealey.co.uk)

Web: [www.barkerhealey.co.uk](http://www.barkerhealey.co.uk)

VIEWING STRICTLY BY APPOINTMENT ONLY

Bedroom 4 10' 3" x 7' 9" (3.12m x 2.36m)

Integral Garage 16' 2" x 8' 2" (4.92m x 2.49m)  
Up and over door to the front. Electric power and lighting.

## Externally

To the front of the property is a double with driveway with ample parking for two cars. Low Maintenance garden area. Side gate leading around to the rear garden.

Being Mainly laid to lawn with flower and shrub planting and patio area.



TOTAL FLOOR AREA: 1331 sq.ft. (123.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Housify G2CE

# Barker Healey

PROPERTY



Printed by Ravensworth 01670 713330



**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.