



## 58 Ford Road, Newport.

Offers in the region of **£365,000**

This 4 Bedroom detached family home is situated in an ideal location for anyone wishing to be within easy reach of all Newport's schools, shops and amenities. Being located on a popular and established residential development, it has been improved in recent years to include a versatile Family Room, new windows and doors, a new gas C.H. boiler and updated Family Bathroom, Master En-suite and Downstairs W.C. With further scope for modernisation, it offers the perfect opportunity for the next owners to really put their own stamp on it!

Briefly comprising large Lounge (with bay window), Dining Room, Breakfast Kitchen, Family Room, Utility Room, Downstairs W.C., 4 Bedrooms (Master with En-suite) and Family Bathroom, externally there is driveway parking for two vehicles and gardens to the front and rear. uPVC D.G. & Gas C.H. throughout. Council tax band D. EPC rating TBC.

# 58 Ford Road Newport Shropshire

## Property entered via

front door into entrance hallway which provides access to the Lounge and stairs to first floor.

**Lounge** 13' 1" x 13' 1" (3.98m x 3.98m) (plus bay)

**Dining Room** 10' 0" x 8' 11" (3.05m x 2.72m)

**Breakfast Kitchen** 10' 0" x 9' 1" (3.05m x 2.77m)

**Utility Room** 7' 0" x 6' 1" (2.13m x 1.85m) (max)

**Downstairs W.C.** 4' 1" x 3' 1" (1.24m x 0.94m)

**Family Room** 15' 10" x 7' 1" (4.82m x 2.16m)

## Upstairs to

first floor landing which leads to all Bedrooms and Family Bathroom.

**Master Bedroom** 12' 1" x 10' 11" (3.68m x 3.32m) (plus wardrobe)

**Master En-suite** 4' 0" x 4' 0" (1.22m x 1.22m) (plus shower)

**Bedroom 2** 10' 0" x 8' 0" (3.05m x 2.44m)

**Bedroom 3** 9' 1" x 8' 0" (2.77m x 2.44m) (max)

**Bedroom 4** 8' 1" x 7' 11" (2.46m x 2.41m)

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Family Bathroom** 6' 10" x 6' 0" (2.08m x 1.83m)

## Externally

To the front is a double width tarmac driveway which provides parking for two vehicles with a lawned garden adjacent. To the side of the house is a wooden gate which leads to the rear garden.

The enclosed rear garden is mostly lawned (has recently been re-seeded) with a paved patio closest to the house and borders to the perimeter containing mature plants and shrubs. A wooden storage shed lies furthest away from the house.



TOTAL FLOOR AREA: 1067 sq. ft. (99.2 sq. m.) approx.

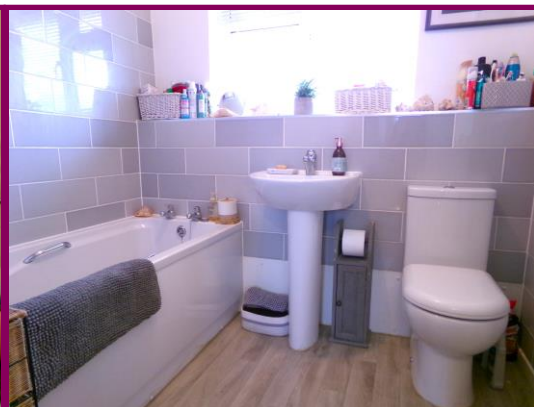
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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# Barker Healey

PROPERTY



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**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.