



7 Shrewsbury Way, Newport.

Offers in the region of **£250,000**

This 3 Bedroom detached home is being offered with No Upward Chain and benefits from neutral decoration, a recently fitted gas C.H. boiler and an upgraded garage door to the Detached Garage. Being situated within a quiet cul-de-sac in a popular residential area close to Newport Town Centre, it is convenient for all local schools, amenities and transport links alike.

Briefly comprising Lounge, Kitchen/Diner, 3 Bedrooms (Bedroom 1 with built-in wardrobes) and Bathroom (with bath over shower), there are front and rear gardens, driveway parking and a Detached Garage. uPVC D.G. and Gas C.H. Council Tax Band C. EPC Rating C. NO UPWARD CHAIN!

7 Shrewsbury Way Newport Shropshire

Property entered via

uPVC front door into Entrance Hallway with door into

Lounge 14' 2" x 11' 7" (4.32m x 3.53m) (max)

Kitchen/Diner 14' 7" x 10' 7" (4.44m x 3.23m)
Gas C.H. boiler.

Upstairs to

first floor landing which provides access to all first floor rooms and hatch to the loft.

Bedroom 1 12' 6" x 8' 7" (3.81m x 2.62m)

Bedroom 2 9' 9" x 6' 10" (2.97m x 2.08m)

Bedroom 3 7' 8" x 6' 10" (2.34m x 2.08m)

Bathroom 8' 7" x 5' 3" (2.62m x 1.6m)

Detached Garage 19' 0" x 9' 3" (5.79m x 2.82m)
Up and over door to the front. Single pedestrian door to the side and windows to the side and rear.

Externally

The front garden is largely laid to lawn with a shale area underneath the bay window. A tarmac driveway leads to the Garage and to a wooden pedestrian gate which allows access to the rear garden.

The rear garden is mostly laid to lawn with two Indian stone paved patio areas, making the most of the sun throughout the day. It also has the added advantage of not being directly overlooked. Wooden close board fencing ensures the garden is securely enclosed.



10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

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.