



## 77 Greenfields Drive, Newport.

Asking Price **£257,850**

This modern 3 Bedroom semi-detached home is just less than 8 years old and benefits from a delightful open-plan Kitchen/Diner with doors out onto the good-sized lawned garden. Being immaculately presented, it also offers a Master En-suite, Downstairs W.C. and driveway parking - all within a stone's throw of Newport town centre with all its shops, schools, transport links and amenities. Ideal for first time buyers, young families, investors or downsizers alike!

Briefly comprising Entrance Hallway, Downstairs W.C., large Lounge, Kitchen/Diner (with integrated oven & hob), 3 Bedrooms, Master En-suite and a Family Bathroom, externally there is an enclosed and lawned rear garden. A tandem driveway to the front allows parking for two vehicles. Gas C.H. & uPVC D.G. throughout.  
EPC Rating B. Council tax band B.



# 77 Greenfields Drive Newport Shropshire

## Property entered via

composite door into entrance hallway which leads to downstairs rooms and stairs to first floor.

**Downstairs W.C.** 5' 1" x 3' 0" (1.55m x 0.91m) (max)

**Lounge** 14' 3" x 12' 1" (4.34m x 3.68m) (max) (plus cupboard)

**Kitchen/Diner** 15' 4" x 8' 10" (4.67m x 2.69m)  
Double French doors to the rear garden.

## Upstairs to

first floor landing which leads to all Bedrooms and Family Bathroom. Built-in storage cupboard.

**Master Bedroom** 12' 0" x 9' 6" (3.65m x 2.89m) (max) (plus cupboard)

**Master En-suite** 6' 0" x 5' 0" (1.83m x 1.52m)

**Bedroom 2** 9' 0" x 7' 10" (2.74m x 2.39m)

**Bedroom 3** 7' 5" x 5' 10" (2.26m x 1.78m)

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

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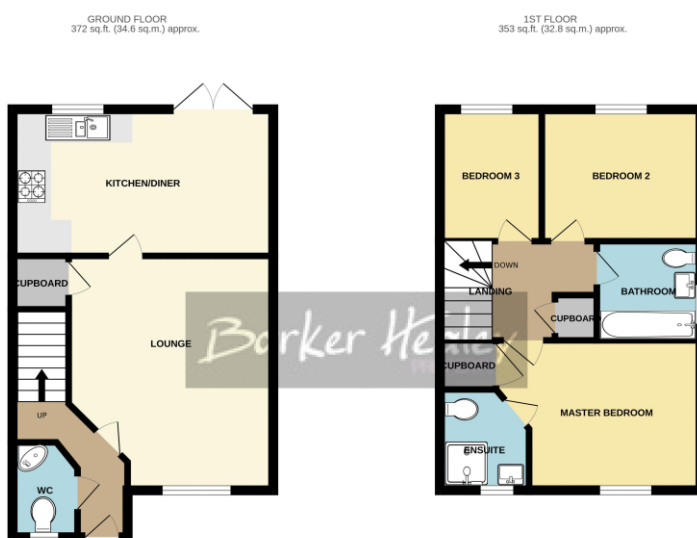
Web: [www.barkerhealey.co.uk](http://www.barkerhealey.co.uk)

**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Externally

To the front is a tarmac driveway providing tandem for two vehicles. A lawned garden lies in front of the house with a low level buxus hedge to the fore. A paved pathway leads to the front door.

A pedestrian, wooden gate allows access from the driveway to the rear of the property. The rear garden is fully enclosed and mostly laid to lawn with a paved pathway closest to the property.



TOTAL FLOOR AREA - 725 sq.ft. (67.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as such for any prospective purchaser. The ultimate layout and appearance of the property may vary from the floorplan and no guarantee is given as to their operability or efficiency can be given. Made with Metaphor v2009

# 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.