



## 1 Daniels Cross, Newport.

Offers in the region of **£345,000**

Occupying an extremely spacious plot, this 3 Bedroom detached property benefits from such perks as a Detached Double Garage, large west facing garden more than ample driveway parking and a contemporary Kitchen and Family Bathroom. Add to that a modern Downstairs W.C. and En-suite Shower Room and it is the perfect family home!

Briefly comprising Hallway, Kitchen, open-plan Dining Room, Lounge (with French doors to the rear garden), Downstairs W.C., 3 Bedrooms (Master with En-suite Shower Room - no W.C.) and a Family Bathroom, externally there is a driveway parking for several vehicles, a 17ft Detached Double Garage and good sized landscaped garden to the side and rear.

Being neutrally decorated throughout and in an excellent location for all nearby road and bus routes, it is also within easy reach of Newport town centre with all its schools and amenities. Gas C.H. & uPVC D.G. throughout.

NO UPWARD CHAIN! Council Tax Band D. EPC Rating TBC.



# 1 Daniels Cross Newport Shropshire

## Property entered via

uPVC front door under storm porch into

## Hallway

leading to all downstairs rooms and stairs to first floor. Door to understairs storage cupboard.

**Kitchen** 8' 4" x 7' 11" (2.54m x 2.41m)

**Dining Room** 8' 4" x 8' 4" (2.54m x 2.54m)

**Lounge** 15' 7" x 8' 11" (4.75m x 2.72m)  
French doors to the rear garden.

**Downstairs W.C.** 6' 6" x 2' 7" (1.98m x 0.79m)

## Upstairs to

first floor landing which provides access to all Bedrooms and Family Bathroom. Door to airing cupboard.

**Master Bedroom** 12' 2" x 8' 8" (3.71m x 2.64m)  
Opening to

**Master En-suite Shower Room** 7' 10" x 2' 10" (2.39m x 0.86m)

**Bedroom 2** 10' 10" x 8' 8" (3.30m x 2.64m)

**Bedroom 3** 9' 2" x 6' 8" (2.79m x 2.03m) (max)

**Family Bathroom** 7' 4" x 5' 11" (2.23m x 1.80m) (max)

## Outside

To the front is a large tarmac driveway allowing parking for several vehicles and leading to the Detached Double Garage. Lawned gardens lie to either side of the driveway with borders containing mature shrubs, plants and trees. A wooden pedestrian gate to the side allows access to the rear garden.

To the rear is a sizeable, enclosed West-facing garden which is mostly laid to lawn with a paved patio closest to the house and a wide variety of established plants and trees set within borders to the perimeter. An ornamental gazebo is situated upon decking and provides a pleasant seating area. Paving to the side of the Detached Double Garage provides storage space or room to erect a garden shed. Outside tap.

**Detached Double Garage** 17' 8" x 17' 8" (5.38m x 5.38m)

Two up and over doors to the front. Electric power and lighting.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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.  
Made with Metropix 02025

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**

**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.