



5 Palisade Close, Newport.

Offers in the region of **£375,000**

Occupying a spacious corner plot, this attractive 4 Bedroom detached property is less than 10 years old, has recently been re-decorated throughout and benefits from No Upward Chain. Offering a very spacious Kitchen/Diner, 19ft Lounge, good sized Bedrooms, a pleasant enclosed garden and Detached Garage, it is within easy reach of Newport's schools and amenities and is the perfect family home!

Briefly comprising Entrance Hallway, Downstairs W.C., Lounge, Kitchen/Diner (with integrated dishwasher, double oven and hob) Utility Room, 4 Bedrooms (two with fitted wardrobes and Master with En-suite), and a modern Family Bathroom, externally there is a tandem driveway leading to the Detached Garage and an enclosed garden which may be accessed via French doors from the Lounge. Gas C.H. and uPVC D.G. EPC B Rated. Council Tax Band E.

5 Palisade Close Newport Shropshire

Property entered via front door into

Entrance Hallway

Doors to all downstairs rooms and stairs to first floor. Door to built-in storage cupboard.

Lounge 11' 3" x 19' 8" (3.43m x 5.99m)
French doors to the garden.

Downstairs W.C. 5' 4" x 2' 10" (1.62m x 0.86m)

Kitchen/Diner 19' 8" x 11' 8" (5.99m x 3.55m) (max)

Utility Room 6' 6" x 4' 11" (1.98m x 1.50m)
Plus low level open recess with electric for storage/additional appliance.

Upstairs to

first floor landing which provides access to all Bedrooms and Family Bathroom. Door to large airing cupboard containing pressurised hot water cylinder and shelving.

Master Bedroom 11' 6" x 11' 1" (3.50m x 3.38m) (max)
Double built-in wardrobes.

Master En-suite 6' 5" x 5' 0" (1.95m x 1.52m) (max)

Bedroom 2 11' 11" x 9' 10" (3.63m x 2.99m)

Bedroom 3 10' 0" x 9' 7" (3.05m x 2.92m) (max)

Bedroom 4 10' 1" x 8' 3" (3.07m x 2.51m) (max)
Double built-in wardrobes.

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

Family Bathroom 6' 7" x 6' 2" (2.01m x 1.88m)

Externally

To the front is a paved pathway to the door with a low maintenance gravelled border extending to two sides of the property. A tandem tarmac driveway lies to the rear, leading to the Detached Garage and provides parking space for 2/3 vehicles. Outside water tap. A timber pedestrian gate allows access to the garden.

The enclosed garden lies to the side of the house and is mostly laid to lawn with a paved patio area closest to the property. Borders to the perimeter contain plants, shrubs and trees.



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.