



Helping *you* move



13 Laurel Drive, Newport, TF10 7LY

Ideally located for Newport, this freshly modernised property benefits from Three Bedrooms, Two Bathrooms and Well Appointed Living Space. Externally there is a Well Maintained Garden and Driveway Parking.

Offers in the Region of
£285,000

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Overview

- Refurbished and Updated, Semi-Detached Home
- Walking Distance to Town Centre
- Three Bedrooms
- Two Bathrooms
- Open Plan Kitchen Diner
- Rear Garden
- Conservatory
- Driveway Parking for Two Cars
- Council Tax Band C
- EPC Rating – C



BRIEF DESCRIPTION

A newly modernised Three Bedroom Property located in an excellent location for the centre of the bustling town of Newport. Carefully updated by the current owners, the property offers flexible living with a refitted Kitchen/Diner and a separate Living Room. Downstairs there is also a separate Shower Room, Conservatory and useful Storage areas. Upstairs, there are Three Double Bedrooms. The Bathroom has also been modernised.

Externally, there is a well maintained garden with patio and lawned areas; and to the front a good sized private Driveway.

LOCATION

The property is just 0.4 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



Your **Local** Property Experts
01952 820 239

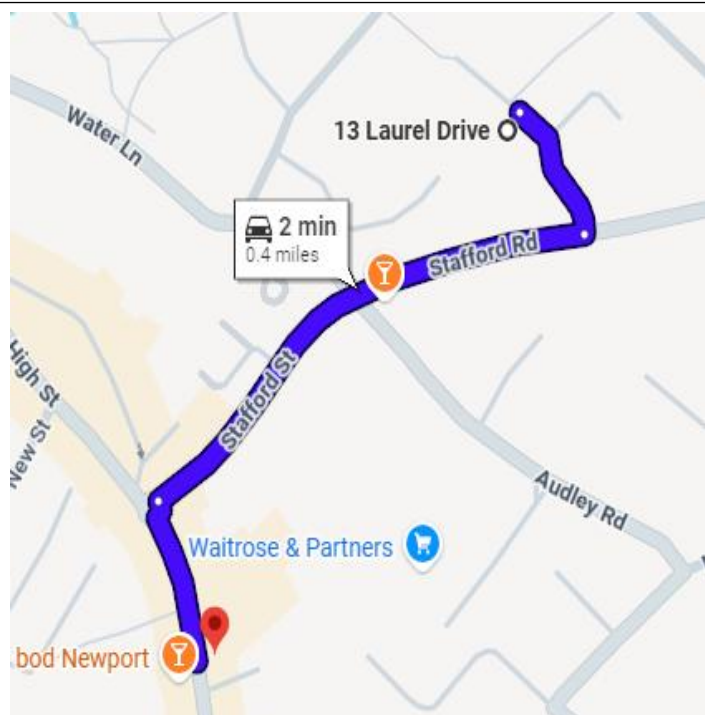
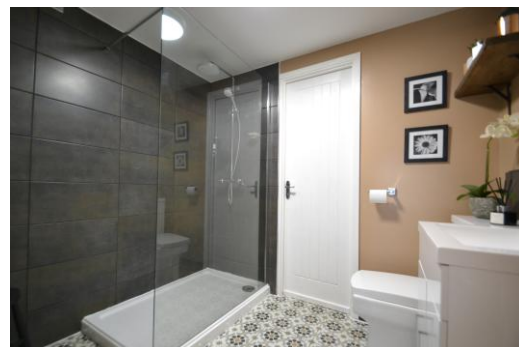


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office in the High Street head north and turn right on Stafford Street. At the crossroads continue straight on Stafford Road. Take the first left on Laurel Drive, where the property will be visible on the left hand side.

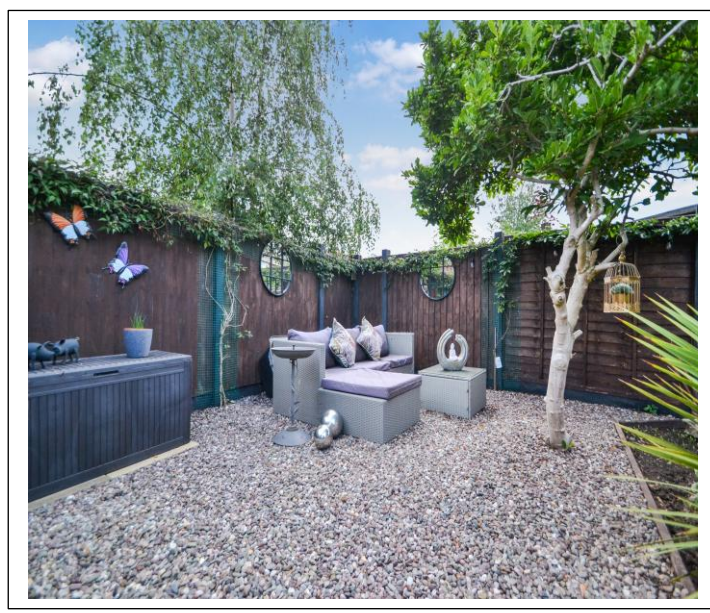
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

13 Laurel Drive



Not to Scale. Produced by The Plan Portal 2026
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Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.
Get in touch today! Tel: 01952 820 239

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Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.