



Helping *you* move



11 Alton Grove, Newport, TF10 7UF

A fantastic opportunity to acquire an enhanced Three Bedroom, Detached Home with Extended Ground Floor Accommodation, located in a highly desirable cul-de-sac location. The property enjoys an excellent frontage, Ample Parking, and a Good-Sized, attractive Rear Garden.

Offers in the Region of
£279,995

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Overview

- A Significantly Enhanced Detached House
- Extended Ground Floor Accommodation
- Lovely Cul de Sac Location
- Three Bedrooms
- Family Bathroom
- Entrance Hall, Ground Floor W.C
- Open Plan Kitchen Dining Room,
- Utility Room
- Comfortable Lounge
- Integral Garage Store
- Ample Parking
- Delightful Rear Garden Perfect for Relaxing
- EPC Rating – D, Council Tax Band C



BRIEF DESCRIPTION

An exciting opportunity to acquire a significantly enhanced Detached Home with Extended Ground Floor Accommodation, situated in a highly desirable cul-de-sac location. The property enjoys an excellent frontage, Ample Parking, and a Good-Sized, attractive Rear Garden. The well-presented accommodation comprises: An inviting Entrance Hall, Ground Floor WC, comfortable Lounge, and a spacious Open-Plan Kitchen/Dining Room, ideal for modern family living. There is also a separate Utility Room and an integral Garage Store. To the first floor are Three well-proportioned Bedrooms and a Family Bathroom.

LOCATION

The property is just 0.7 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

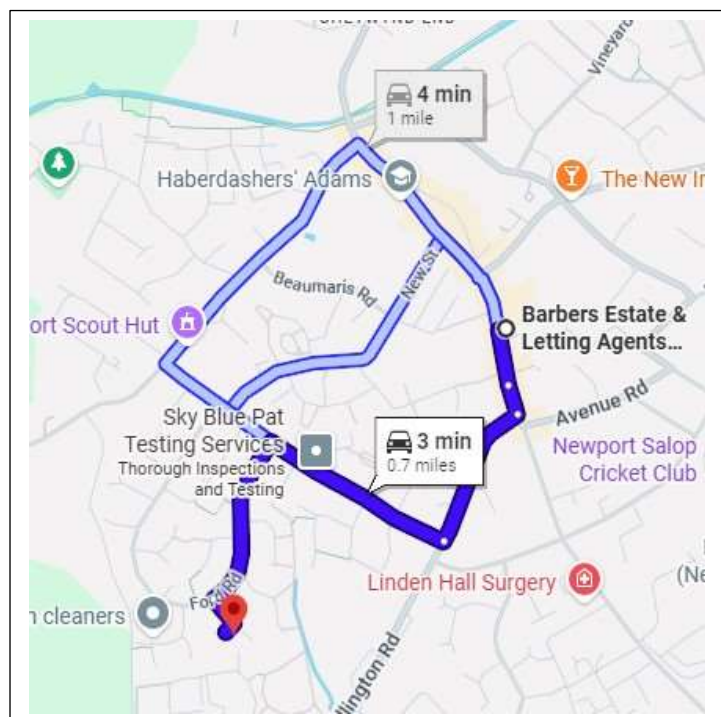


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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/>

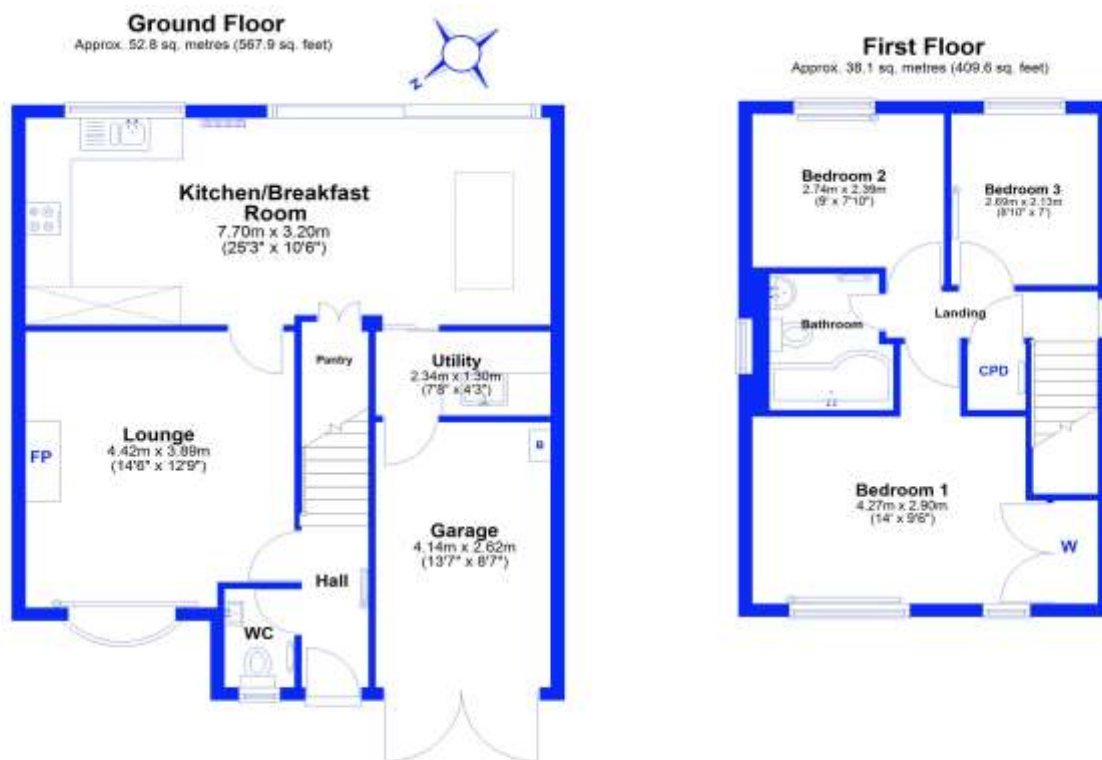
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From Newport High Street continue towards Upper Bar turning right onto the Wellington Road signposted Telford. Taking the first right hand turn onto Boughey Road. Continue taking the fourth left hand turn onto Ford Road. Continue and take the third left hand turn into Alton Grove, turn right to stay on Alton Grove and the property will be located 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.



Total area: approx. 90.8 sq. metres (977.5 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp

11 Alton Grove, Newport

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

30 High Street, Newport, TF10 7AQ

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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.