



## 127 Barnmeadow Road, Newport.

Offers in the region of £255,000

Benefiting from a single storey extension to the side, this 3/4 Bedroom semi-detached home offers versatile and spacious living accommodation together with a large west-facing garden and separate Detached Garage with electric door. The property as a whole is extremely well presented and boasts ample driveway parking (enclosed by an electric gate), a Downstairs W.C. and excellent storage space throughout.

Briefly comprising Entrance Hallway, Lounge, Dining Room, Lean-to Conservatory, Kitchen, Utility Room, Downstairs W.C., Study/Playroom/Downstairs Bedroom, 3 Bedrooms and a modern Family Bathroom, externally there is a double width driveway and garden to the front, and a sizeable garden with Detached Garage to the rear (access may be gained via a lane at the back). uPVC D.G. & Gas C.H. Being within easy reach of Newport Town Centre, it is convenient for schools, shops, transport links and amenities. Council Tax Band B. EPC Rating D.

# 127 Barnmeadow Road Newport Shropshire

Property entered via composite front door into

**Entrance Hallway**  
providing access to downstairs rooms and stairs to first floor.

**Lounge** 13' 9" x 12' 5" (4.19m x 3.78m) (max)

**Dining Room** 8' 8" x 8' 7" (2.64m x 2.61m)

**Lean-to Conservatory** 7' 8" x 7' 7" (2.34m x 2.31m)  
Door to the rear garden.

**Kitchen** 8' 7" x 8' 1" (2.61m x 2.46m)  
Door to understairs cupboard.

**Utility Room** 14' 0" x 7' 5" (4.26m x 2.26m) (max)

**Downstairs W.C.** 6' 3" x 3' 2" (1.90m x 0.96m)

**Study/Playroom/Downstairs Bedroom** 16' 5" x 7' 0"  
(5.00m x 2.13m)  
Access to understairs cupboard.

**Upstairs to**  
first floor landing which leads to all Bedrooms and Family  
Bathroom.

**Bedroom 1** 12' 5" x 7' 6" (3.78m x 2.28m) (min plus  
wardrobes)

**Bedroom 2** 8' 8" x 6' 6" (2.64m x 1.98m) (min plus wardrobes)

**Bedroom 3** 7' 0" x 5' 11" (2.13m x 1.80m)

**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)  
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**Family Bathroom** 7' 7" x 5' 6" (2.31m x 1.68m)

## Outside

To the front is a double width driveway with electric sliding gate to the fore. Free-form border to the side containing mature plants and shrubs and low level brick wall to the side with iron railings over.

To the rear is a large enclosed garden which is mostly laid to lawn with paved patio closest to the house and a pathway leading to the Detached Garage. Borders to the perimeter contain plants. Outside water tap and electric light.

**Detached Garage** 20' 8" x 12' 3" (6.29m x 3.73m)  
Electric up and over door. Electric power and lighting.  
Pedestrian door to the side.

GROUND FLOOR 666 sq ft (61.9 sq m) approx.

1ST FLOOR 350 sq ft (32.5 sq m) approx.



TOTAL FLOOR AREA: 1016 sq ft (94.4 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the boundaries contained here, measurements of doors, windows and rooms are approximate only and are for guidance purposes only. The Agent, for the vendor or lessor, disclaims all responsibility for any inaccuracies in these boundaries. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. These plans have not been tested and no guarantee is made with respect to accuracy or efficiency can be given.  
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PROPERTY



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