



Helping *you* move



The Old Toll House, 46 Stafford Road, Newport, TF10 7NA

A stunning, Four Bedroom Detached Town House, located within walking distance of the town centre. With an impressive Kitchen/Dining Room providing direct access to the enclosed rear garden, together with a both a lounge and sitting room and allocated parking for two cars. Offered with no upward chain

Offers in the Region of
£420,000

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Overview

- An Exceptional Four Bedroom Detached Town House
- Within Walking Distance of the Town Centre
- No Upward Chain
- Stunning Open Plan Kitchen Dining Room
- Elegant Lounge and Sitting Room
- En-Suite and Family Bathroom
- Two Allocated Parking Spaces
- Lovely Enclosed Rear Garden with Patio and Lawns
- Council Tax Band D
- EPC Rating C



BRIEF DESCRIPTION

The Old Toll House is an exceptional Detached Town House that has been thoughtfully renovated and extended in recent years to create a superb family home, combining character with contemporary style. Beautifully presented throughout, the property offers well-balanced and versatile accommodation finished to a high standard. A welcoming Entrance Hall leads to a stunning, expertly designed Kitchen/Dining Room, creating the heart of the home with direct access to the delightful rear garden. Complementing this are a practical combined Utility Room and Cloakroom/WC, together with two elegant reception rooms, providing excellent space for both everyday family life and entertaining.

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.

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



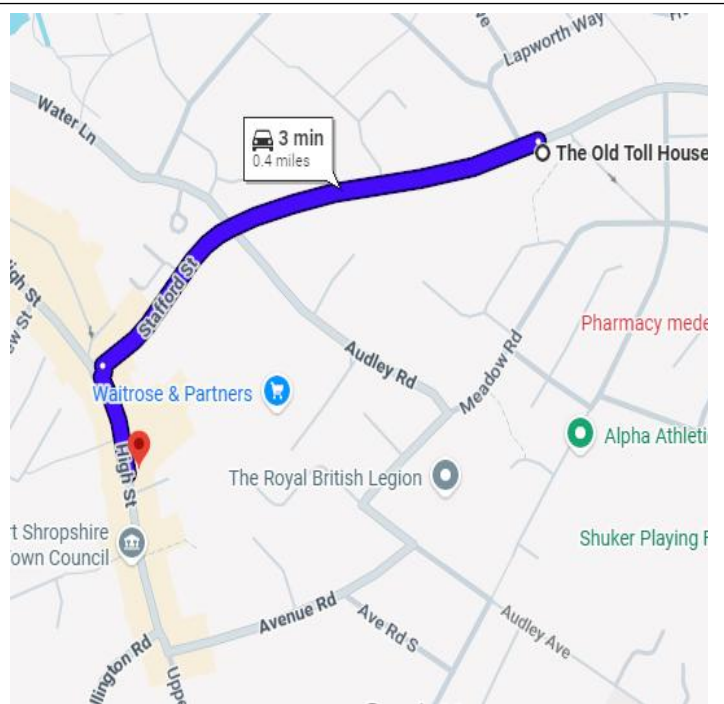
Your **Local** Property Experts
01952 820 239



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/>

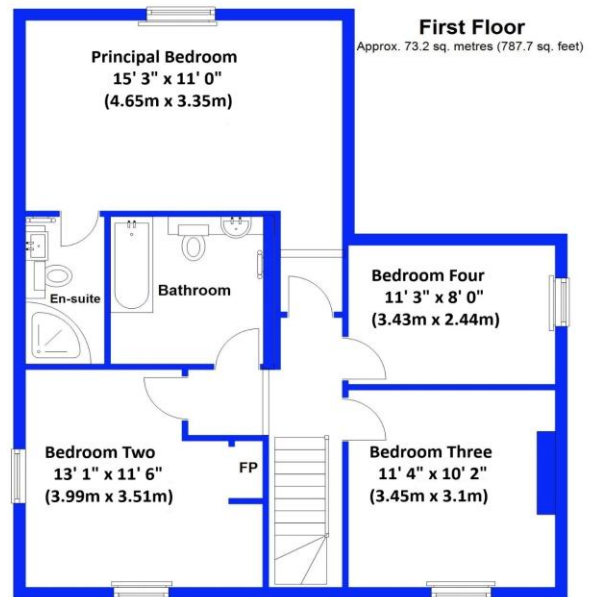
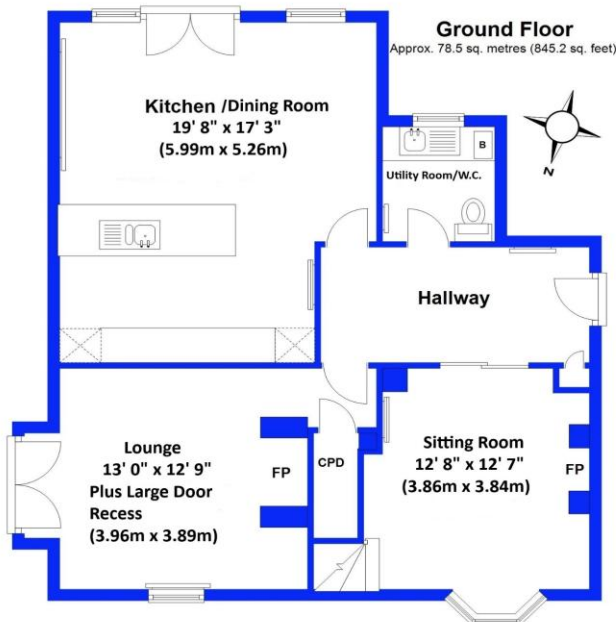
AGENTS NOTE: Buyers are kindly asked to enquire with the marketing agent with regards to the history of this property prior to viewing.



DIRECTIONS: From our office in the High Street, head north and at the mini roundabout by The Barley Public House, take the 2nd exit onto Stafford Street, continue straight through the traffic lights and continue along Stafford Road. The property will be located on the right hand side just opposite the turning for Vineyard Drive and identified by our For Sale Board.

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. 151.7 sq. metres (1632.9 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 were measured 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.

The Old Toll House, Stafford Road, 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

Barbers

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.