



Helping *you* move



7 Shuker Close, Newport, TF10 7SG

A spacious Semi-Detached Home, with generous Off-Road Parking, Open Plan Lounge Dining Room, Fitted Kitchen, Ground Floor W.C., together with Three Larger than average Bedrooms and Bathroom. The property also has a well screened Garden with a paved Patio and a Security System.

Offers in the Region of
£229,995

7 Shuker Close, Newport, TF10 7SG

Overview

- A Spacious Semi-Detached Home
- Three Good Sized Bedrooms
- Fitted Kitchen
- Ground Floor W.C.
- Lounge Dining Room
- Bathroom
- Generous Off Road Parking
- Well Screened Rear Garden
- Security System
- Council Tax Band B
- EPC Rating C



BRIEF DESCRIPTION

A surprisingly spacious Semi-Detached Home, pleasantly situated towards the end of the road, with generous Off-Road Parking and a Well-Screened Garden featuring mature shrubs.

The attractive accommodation offers plenty of storage and comprises: An Entrance Hall, Ground Floor WC, Fitted Kitchen and an L-shaped, Open Plan Lounge and Dining Room. Upstairs, there are Three Larger-Than-Average Bedrooms and a Bathroom.

LOCATION

The property is just 0.6 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

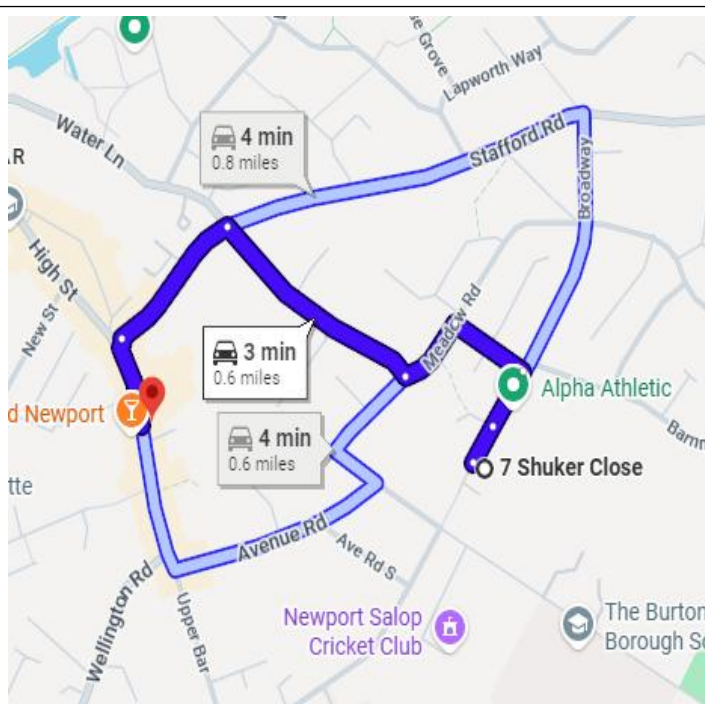
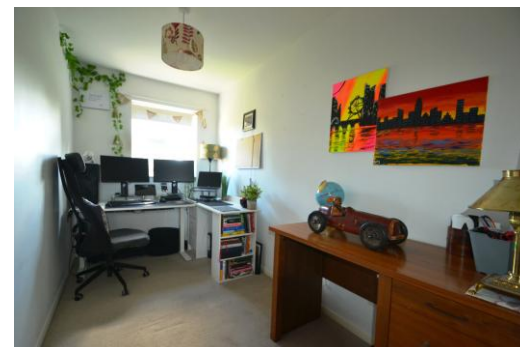


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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/>

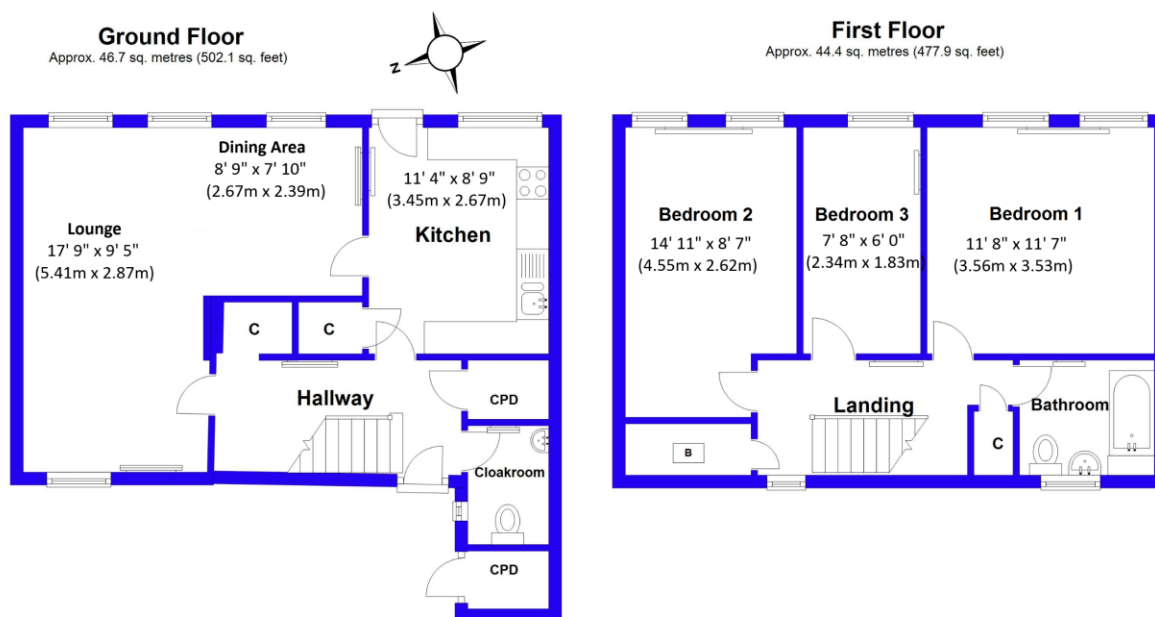
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From Newport High Street continue to the mini roundabout and turn right into Audley Road and continue along to the junction, and turn left, then take the next right into Broadway, which proceeds into Shuker Close where the property is marked by our For Sale board.

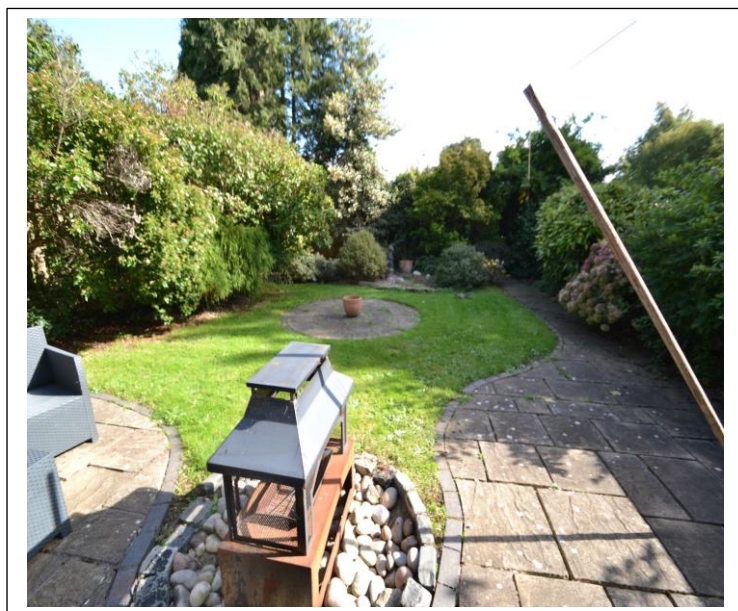
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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. 91.1 sq. metres (980.1 sq. feet)

This 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.



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.