



Helping *you* move



11 Palisade Close, Newport, TF10 7FQ

A well appointed, modern, Three Bedroom Detached Property in an excellent location for Newport Town Centre and its local amenities. The property offers Three Bedrooms, En-Suite and Family Bathroom as well as plentiful Living Accommodation, Garden and Detached Garage.

Offers in the Region of
£300,000

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Overview

- A Modern, Detached Family Home
- Ideally Located for Newport and its Schools and Local Amenities
- Three Bedrooms, En-Suite to Principal Bedroom
- Kitchen/Dining Room
- Double Aspect Lounge with Double Doors to the Rear Patio
- Family Bathroom
- Detached Garage
- Driveway Parking
- Enclosed Sunny Rear Garden
- Council Tax Band D
- EPC Rating – C



BRIEF DESCRIPTION

A modern Detached property situated in an ideal location for Newport and it's schools, shops and local amenities. With lots of natural light throughout, you will find plentiful Living Accommodation including a Kitchen/Diner and a Double Aspect Lounge, with double doors leading to the rear Patio and Garden. For added convenience, there is a Downstairs WC and spacious Hallway.

Upstairs, there are Three Double Bedrooms, with the Principal Bedroom featuring an En-Suite and built in wardrobe storage. Externally, there is a sunny Garden, Detached Garage and Driveway Parking.

LOCATION

The property is just 0.8 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

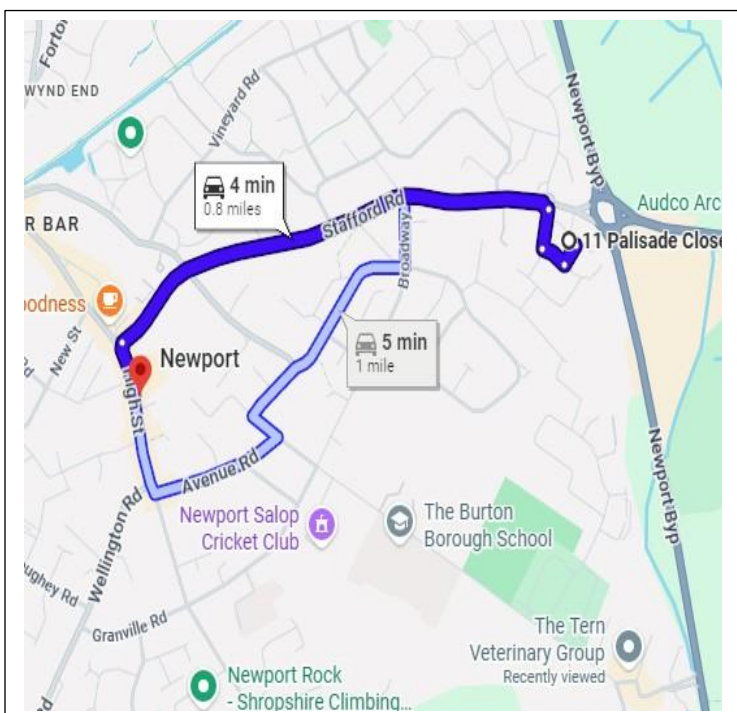


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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



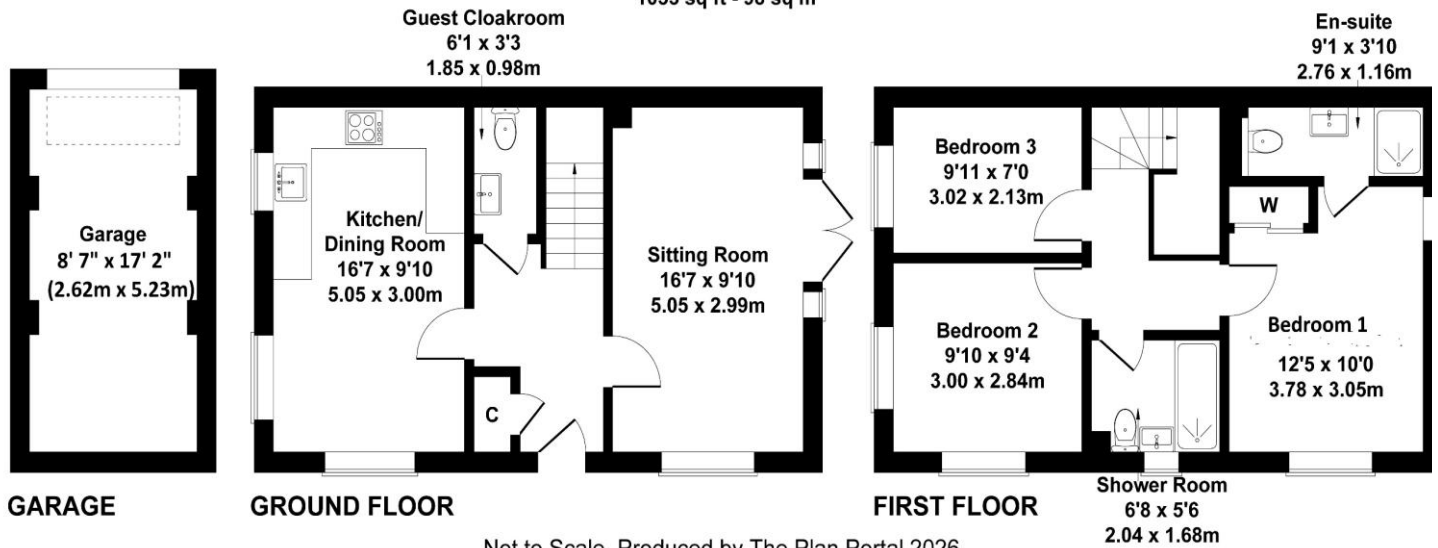
DIRECTIONS: From our office head north on High Street, take a right at the mini roundabout. Follow Stafford Street for approximately 0.7 of a mile, then turn right at the roundabout on to Saxon Drive. Take the first left into Palisade Close and left again and the property will be located on the left hand side on the corner.

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.

11 Palisade Close

Approximate Gross Internal Area
1055 sq ft - 98 sq m



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.