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10 Marl Grove, Tibberton, TF10 8PG

Located in a lovely garden plot within the popular village of Tibberton, this wonderfully presented Four Bedroom Detached Family Home offers thoughtfully and spacious accommodation throughout. With a superb Kitchen/Dining with Range Cooker and a Double Garage and Parking for Four Vehicles.

Offers in the Region of
£525,000

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Overview

- Beautifully Designed Detached Family Home
- Located in the Desirable Village of Tibberton
- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Spacious Lounge with Inglenook Fireplace
- Superb Kitchen/Dining Room with Range Cooker
- Home Office/Study
- Ground Floor W.C.
- Attractive Garden Plot
- Double Garage, Parking for Four Vehicles
- Council Tax Band E, EPC Rating B



BRIEF DESCRIPTION

Occupying a lovely garden plot within the sought-after village of Tibberton, this beautifully presented Detached Family Home offers spacious and thoughtfully designed accommodation, together with a Double Garage and Parking for Four Vehicles. The accommodation is approached via a welcoming Through Entrance Hall and comprises a Ground Floor WC, a Home Office/Study, and an attractive Lounge featuring a bay window and a characterful Inglenook Fireplace. The heart of the home is the superb Kitchen/Dining Room, fitted with a Range Cooker and an excellent selection of integrated appliances, creating a wonderful space for family living and entertaining.

LOCATION

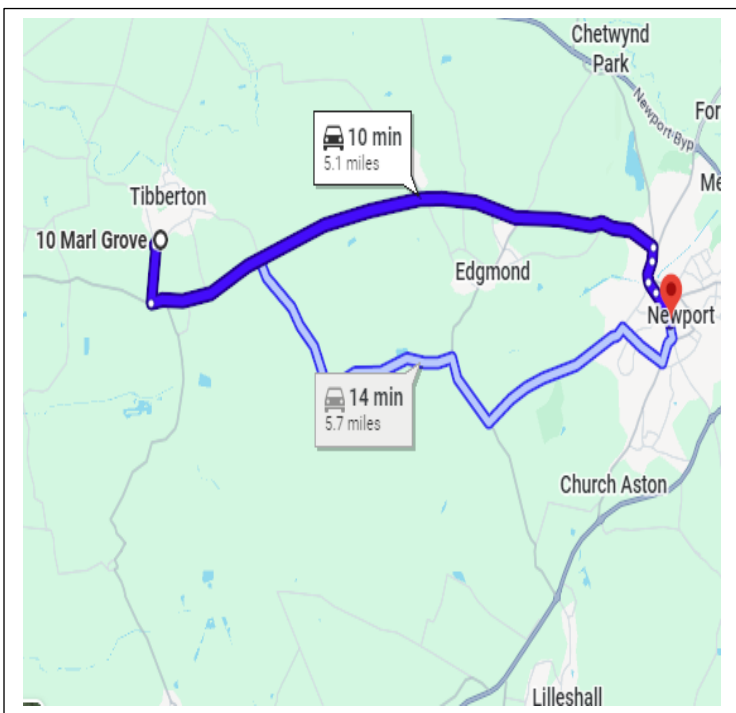
Tibberton is a rural village just over five miles from the market town of Newport, Shropshire. Tibberton has a Primary School, village shop, popular pub, All Saints Church and a Village Hall. Newport has a busy High Street with a good mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and the property is within the catchment area of Newport's highly regarded High and Grammar Schools. Shrewsbury and Telford offer a wider range of shops and facilities, and the A41 (6 miles) and opens the property up to wider commuter access to both Manchester and Birmingham.



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 onto Lower Bar, then continue onto Chetwynd End, then slight left onto Chetwynd Road/B5062. At the roundabout, take the 1st exit onto Edgmond Road/B5062 and continue to follow B5062 for 4.2 miles. Turn right onto Back Lane, then turn right onto Marl Grove, the property will then be located on the right 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.



- ENTRANCE HALL**
16' 3" x 6' 6" (4.95m x 1.98m)
- STUDY**
8' 10" x 8' 6" (2.69m x 2.59m)
- LOUNGE**
18' 8" Into Bay " x 11' 2" and Extending to 14'10" Into Inglenook " (5.69m x 3.4m)
- KITCHEN DINING ROOM**
27' 7" x 11' 0" (8.41m x 3.35m)
- UTILITY ROOM**
9' 0" x 5' 3" (2.74m x 1.6m)
- PRINCIPAL BEDROOM**
15' 5" x 10' 5" Extending to 14'8" " (4.7m x 3.18m)
- BEDROOM TWO**
12' 2" x 9' 1" (3.71m x 2.77m)
- BEDROOM THREE**
10' 6" x 10' 1" (3.2m x 3.07m)
- BEDROOM FOUR**
10' 10" x 7' 10" (3.3m x 2.39m)



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

Tel: 01952 820 239

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.