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## 14 Stone Bridge, Newport, TF10 7YD

A lovely, modern Detached Family Home, situated in a convenient location and offering larger than average accommodation. With a Home Office, superb Open Plan Kitchen Dining Room, Spacious Lounge, Four Generous Bedrooms with En-Suite and Family Bathroom. Externally there is Driveway Parking, Garage, Landscaped Gardens and Patio.

Offers in the Region of  
**£439,950**

# 14 Stone Bridge, Newport, TF10 7YD

## Overview

- A Lovely, Modern, Detached Family Home
- Four Bedrooms
- Open Plan Kitchen Dining Room
- Lounge, Study
- Ground Floor W.C. Utility Room
- En-Suite to Principal Bedroom
- Family Bathroom
- Attached Garage
- Driveway Parking for Two Cars
- Landscaped Rear Garden with Two Patios
- Council Tax Band E
- EPC Rating – C



## BRIEF DESCRIPTION

A marvellous modern Detached Family Home, ideally situated in a convenient location and offering stylish, larger-than-average accommodation. The well-designed interior comprises an inviting Through Hallway, Ground Floor W.C, Home Office, a superb Open-Plan Kitchen/Dining Room ideal for family living and entertaining, and a very spacious Lounge. To the first floor, the Principal Bedroom benefits from its own En-Suite Shower Room, complemented by Three further generous Double Bedrooms and a Contemporary Family Bathroom. Externally, the property is set slightly back from the road with Driveway Parking to the side leading to the Adjoining Garage. Both the front and rear gardens have been thoughtfully landscaped for ease of maintenance, featuring Artificial Lawn and attractive Patio Areas.

## LOCATION

The property is just 0.7 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.



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01952 820 239

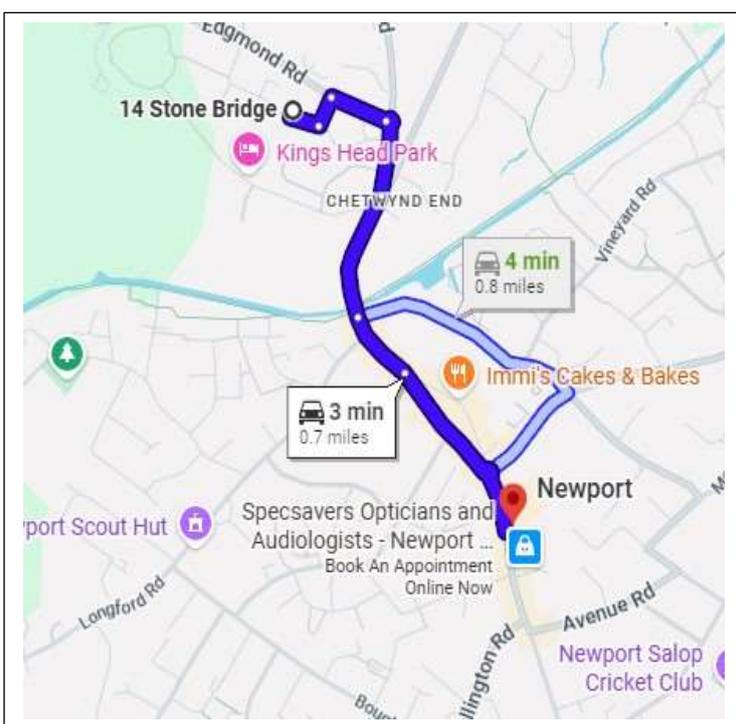


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto: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 head towards Lower Bar keeping the Church on your right, and go straight over the mini roundabout with the Shell garage on your left. Bear right on the B5062/Edgmond Road, then left into Stone Bridge - go to the bottom of road, turn right and you'll see the property, a little way along 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.

**SERVICE CHARGE:** We confirm there is an annual service charge on the property which is currently £300.00 per annum, payable to English Estates. This is for the upkeep of the communal areas.



Total area: approx. 121.4 sq. metres (1306.8 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 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.

14 Stone Bridge, 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

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto: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.