



Helping *you* move



65 Ford Road, Newport, TF10 7TU

A well presented, Three Bedroom Detached Family Home, located in a quiet Cul-de-Sac and conveniently situated for Newport Town Centre. The property has been refurbished throughout by the current owners and offers excellent Parking, Detached Garage and enclosed Rear Gardens with Decking Patio.

Offers in the Region of
£269,950

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Overview

- Detached Family Home
- Three Well Proportioned Bedrooms
- Fitted Kitchen
- Entrance Hall with Storage Cupboard
- Spacious Lounge/Dining Room
- Modern Family Bathroom
- Excellent Parking to Front and Side
- Detached Garage
- Enclosed Rear Gardens with Decking Patio
- Council Tax Band C
- EPC Rating - D



BRIEF DESCRIPTION

A very well-presented Detached Family Home, situated in an excellent position within a quiet Cul-de-Sac and conveniently located for Newport Town Centre. The property has been Refurbished Throughout by the current owners and offers well-planned accommodation comprising: Entrance Hall with storage cupboard, spacious Lounge/Dining Room, and a fitted Kitchen. To the first floor are Three well-proportioned Bedrooms and a modern Family Bathroom. Externally, the property benefits from Excellent Parking to the front, additional Side Parking with access to the Detached Garage, and pleasant Enclosed Gardens, making this an ideal family home.

LOCATION

The property is just 0.9 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

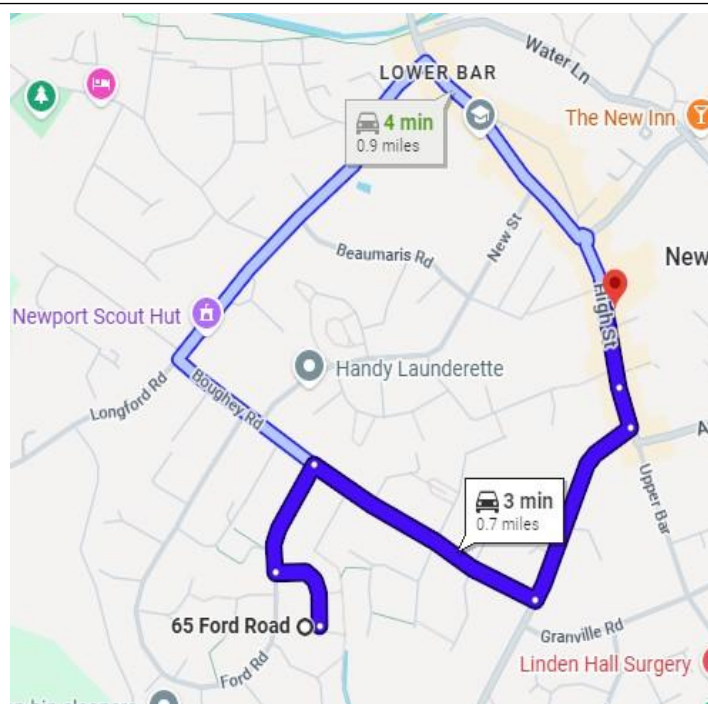


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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 offices in Newport High Street continue on the High Street, then turn right onto Wellington Road, then right onto Boughey Road. Turn left onto Ford Road, turn left and stay on Ford Road where the property will be located on the on the right hand side near the end of the cul de sac and can be 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 floor area 92.9 m² (1,000 sq.ft.) approx

LOUNGE/DINING ROOM: 22'6" x 10'7" (6.86m x 3.23m)

KITCHEN: 8'10" x 8'6" (2.69m X 2.59m)

BEDROOM ONE: 12'7" x 10'10" (3.84m X 3.3m)

BEDROOM TWO: 10'0" x 9'9" (3.05m X 2.97m)

BEDROOM THREE: 6'6" x 6'7" (1.98m X 2.01m)

GARAGE: 18'2" x 10'2" (5.54m X 3.1m)

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

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.