



Helping *you* move



71 Barnmeadow Road, Newport, TF10 7NS

A well-maintained Three Bedroom Semi-Detached Property with modern Kitchen, separate Dining Area, Generous Garden, Ample Parking and a purpose-built Studio Annexe with Living Space, Kitchen and Bathroom.

Offers in the Region of
£259,950

71 Barnmeadow Road, Newport, TF10 7NS

Overview

- A Well Maintained Semi-Detached Home
- Set in a Generous Plot
- Purpose Built Studio Annexe with Living Space, Kitchen and Bathroom
- Three Bedrooms
- Modern Kitchen
- Separate Dining Area
- Welcoming Living Room with Log Burner
- Stylish Family Bathroom
- Ample Off Road Parking for Multiple Vehicles
- Long Rear Garden with Decking and Patio
- EPC Rating - D, Council Tax Band B



BRIEF DESCRIPTION

Situated on a generous plot, this well-maintained Three Bedroom Semi-Detached property offers spacious and versatile accommodation, complemented by an excellent Garden, Ample Off-Road Parking and a purpose-built Studio Annexe. The ground floor features a welcoming Living Room with a characterful log burner, leading through to a modern and well equipped Kitchen. A door from the Kitchen provides access to a convenient Downstairs WC. To the rear, a warm-roofed extension creates a bright and inviting Dining Area, with French doors opening directly onto the Rear Garden.

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.



Your **Local** Property Experts
01952 820 239

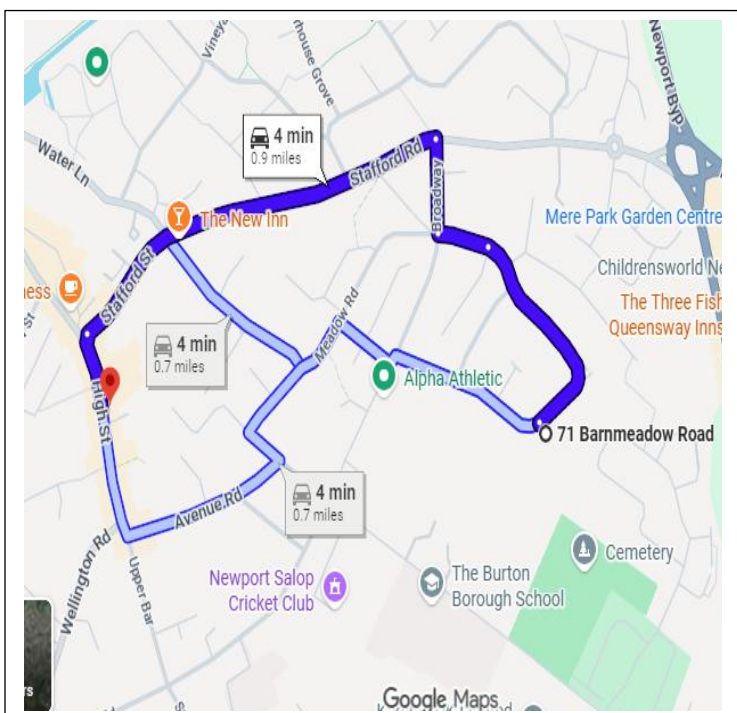
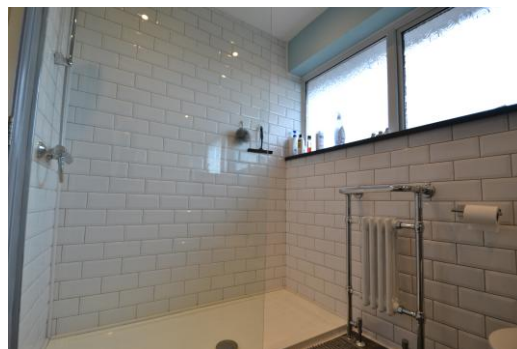


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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/>

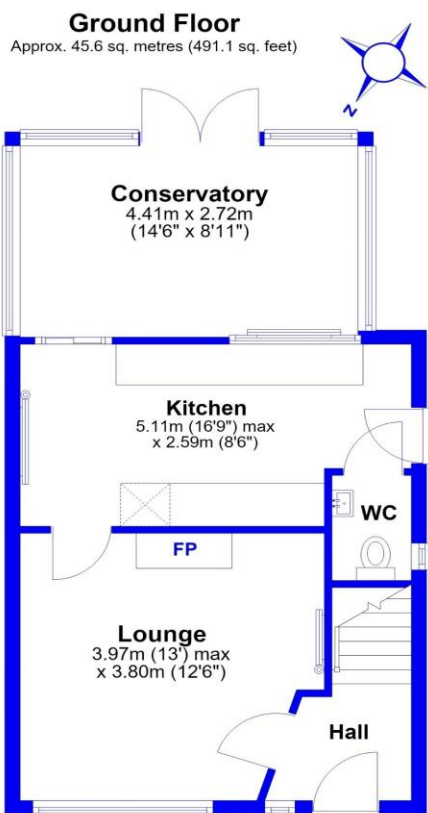
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From Newport High Street turn right into Stafford Road at the mini island. Proceed straight through the traffic lights and approximately a quarter of a mile further on turn right into Broadway then turn left onto Barnmeadow Road and the property will 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



Total area: approx. 77.4 sq. metres (832.7 sq. feet)
71 Barnmeadow Road, 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

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.