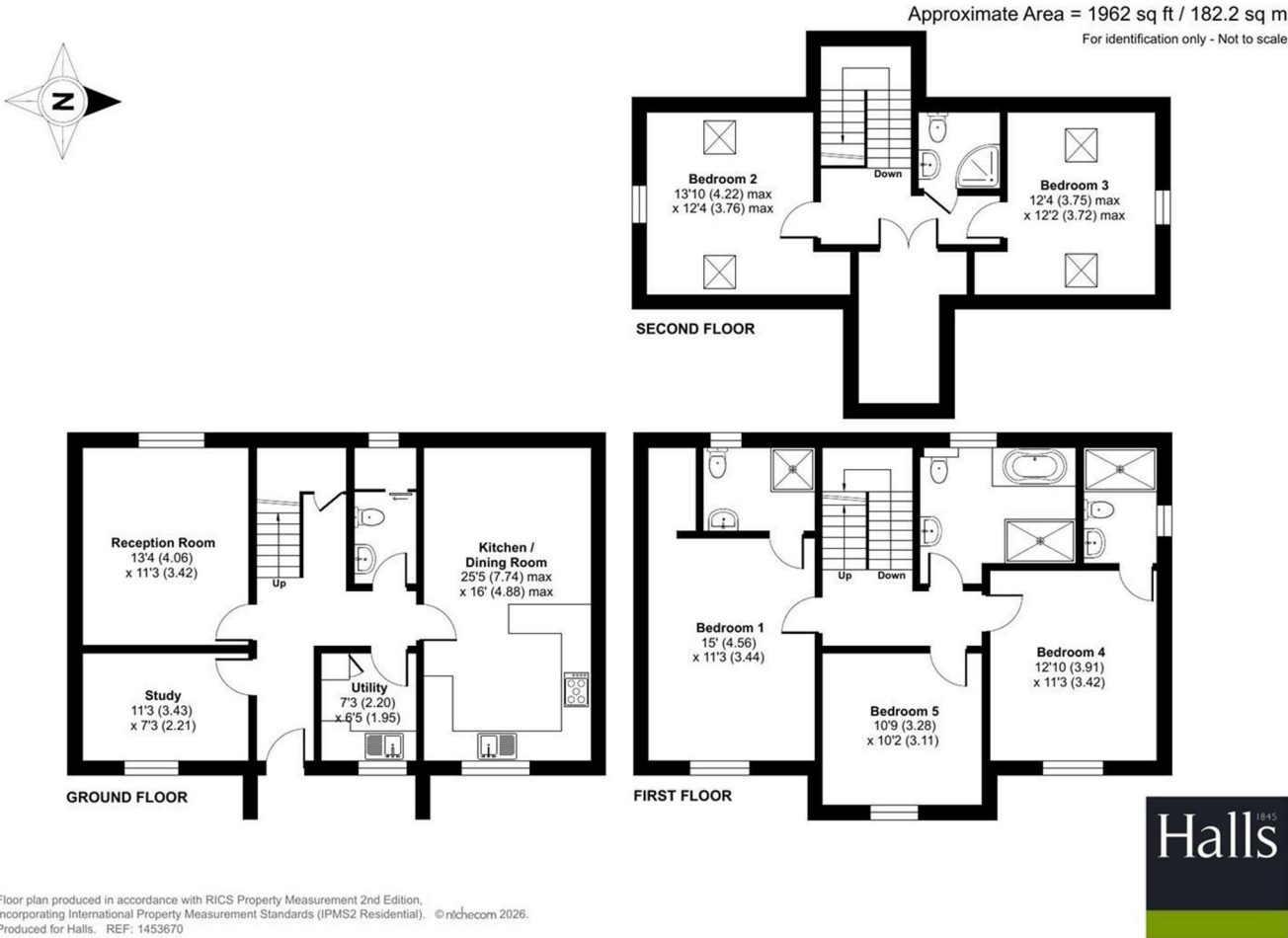


FOR SALE

1b Newport Road, Eccleshall, Staffordshire, ST21 6BG



FOR SALE

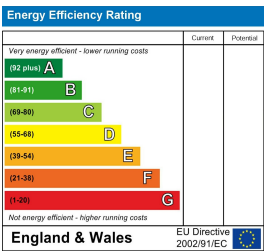
Offers in the region of £499,950

1b Newport Road, Eccleshall, Staffordshire, ST21 6BG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



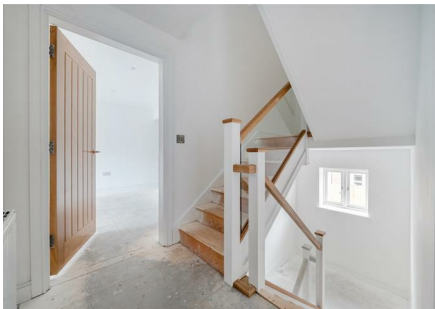
OPEN DAY – SUNDAY 9TH AUGUST, 4PM–6PM

An exclusive opportunity to purchase a newly built five-bedroom luxury home in the heart of Eccleshall, forming part of a prestigious development of just two residences. Built by a highly regarded family-run developer with over 40 years' experience, this exceptional home combines timeless design, outstanding craftsmanship and contemporary family living.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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01952 971800


2 Reception
Room/s


5 Bedroom/s


4 Bath/Shower
Room/s





- Versatile Accommodation
- Energy Efficient
- Five Bedrooms / Four Bathrooms
- Ground Floor W.C. and Utility Room
- Central Town Location

DESCRIPTION
An exceptional opportunity to own a beautifully crafted, newly built five-bedroom home in the heart of Eccleshall. Forming part of an exclusive development of just two luxury residences, these homes combine timeless design with high-quality craftsmanship and a real sense of individuality.

Built by a highly respected family-run developer with more than 40 years of experience, every detail has been carefully considered. Renowned for creating distinctive homes and restoring historic properties to an exceptional standard, they return to Eccleshall following the success of their sought-after Claremont Gardens development. Their latest project delivers two stunning homes that effortlessly blend contemporary living with classic craftsmanship.

Designed with modern family living in mind, each home offers generous accommodation finished to an exceptional standard throughout. There are five spacious double bedrooms and four beautifully appointed bathrooms, alongside stylish living spaces that are both practical and elegant. Buyers who reserve early will also have the opportunity to personalise selected finishes, including flooring and wall coverings, creating a home tailored to their own style and taste.

Outside, the property continues to impress with a landscaped rear garden providing a private outdoor retreat, along with two allocated parking spaces to the front.

LOCATION
Ideally positioned just a short walk from Eccleshall High Street, the location offers the perfect balance of village charm and everyday convenience. From independent boutiques and cosy pubs to stylish bars and popular restaurants, everything is close at hand. The village also benefits from an award-winning butcher, doctor's surgery and local library, making it one of Staffordshire's most desirable places to live. Excellent access to the M6 also provides easy connections for commuters, while still offering the peace and charm of village life.

ROOMS
GROUND FLOOR
ENTRANCE HALL

W.C.
LOUNGE
KITCHEN/DINING ROOM
UTILITY ROOM
STUDY
FIRST FLOOR
BEDROOM ONE
EN-SUITE
BEDROOM TWO
EN-SUITE
BEDROOM THREE
BATHROOM
SECOND FLOOR
BEDROOM FOUR
BEDROOM FIVE
SHOWER ROOM

EXTERNAL
LOCAL AUTHORITY
Stafford Council.
COUNCIL TAX BAND
Council Tax Band: TBC
POSSESSION AND TENURE
Freehold with vacant possession on completion.
VIEWING ARRANGEMENTS
Strictly by appointment with the selling agent.
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.