



Helping *you* move



19 The Horseshoes, Newport, TF10 7GG

A modern Three Bedroom Semi-Detached property backing on to the Newport canal. Offering spacious Living and Bedroom accommodation, the property also benefits from a pleasant Rear Garden and Driveway Parking.

Offers in the Region of
£265,000

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Overview

- A Modern, Three Bedroom Semi-Detached Home
- Situated in a Quiet Location Backing onto the Canal
- Principal Suite to the Top Floor with En-Suite
- Spacious Kitchen Dining Room
- Lounge with Doors Leading out to Garden
- Ground Floor W.C.
- Upstairs Family Bathroom
- Driveway Parking for Two Vehicles
- Pleasant Rear Garden with Patio and Decked Area
- Council Tax Band C, EPC Rating C



BRIEF DESCRIPTION

Situated in a quiet location backing onto the canal, this Semi-Detached property offers Three bedrooms including Two Doubles and a Principal Suite to the top floor including Built in Wardrobes and an En-Suite. The ground floor boasts a spacious Kitchen/Diner, and there is a Lounge with doors leading out to the garden. There is also a useful Ground Floor WC.

Externally, there is a pleasant Rear Garden with Patio and Decked Area and there is Driveway Parking for Two Vehicles to the front.

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

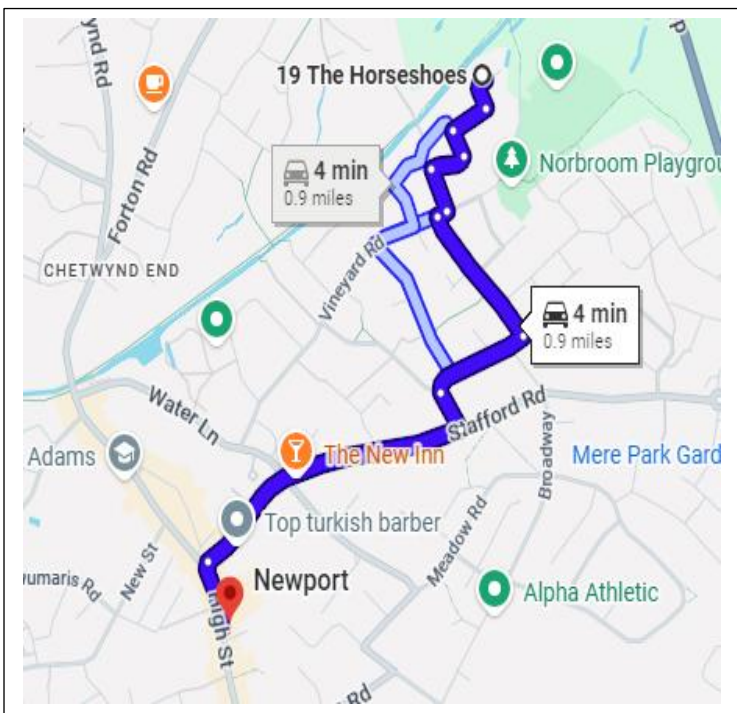


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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 office on Newport High Street. Head north on the High Street and then right on Stafford Road, through the traffic lights and then left on Vineyard Drive, bear right on Lapworth Way, left on Summerhouse Grove and at the T-junction turn right. Take the first left on Caldecrofts, right on Fishers Lock, left on Maynards Croft and then keep left into The Horseshoes where the property can be found on the left 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.



Should every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here on have been tested and no guarantee as to their capability or effectiveness can be given.

KITCHEN DINING ROOM
18' 1" x 9' 6" (5.51m x 2.9m)

LOUNGE
12' 10" x 12' 4" (3.91m x 3.76m)

BEDROOM TWO
12' 5" x 12' 11" (3.78m x 3.94m)

BEDROOM THREE
6' 2" x 11' 1" (1.88m x 3.38m)

BEDROOM ONE
12' 3" Into eaves with Reduced Head Height" x 12' 11" (3.73m x 3.94m)



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

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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.