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## 21 Sandy Croft, Newport, TF10 7NG

A spacious, Four Bedroom, Detached Family Home set in a large corner plot with a Double Garage. The property has an impressive Kitchen Dining Room, Utility, large Lounge, Principal Bedroom with En-Suite and Family Bathroom. Externally the property has a generous Rear Garden, substantial Side Garden and double width Parking Space.

Offers in the Region of  
**£365,000**

# 21 Sandy Croft, Newport, TF10 7NG

## Overview

- A Spacious Detached Family Home
- Set in a Large Corner Plot
- Four Bedrooms
- Principal Bedroom with En-Suite
- Impressive Kitchen Dining Room,
- Utility Room
- Large Through Lounge
- Spacious Family Bathroom
- Generous Rear Garden
- Substantial Side Garden
- Double Garage
- Double Width Parking Area
- Paved Side Patio with Brick Built BBQ
- EPC Rating – D
- Council Tax Band E



## BRIEF DESCRIPTION

A brilliantly spacious Detached Family Home occupying a surprisingly large plot, with the added advantage of a Double Garage. The property offers well presented and generously proportioned accommodation throughout, comprising: A spacious Reception Hall, Ground Floor WC, large Through Lounge, impressive Dining Kitchen and separate Utility Room. To the first floor are Four excellent-sized Bedrooms, including a Principal Bedroom with En-Suite facilities, together with a spacious Family Bathroom. Externally, the property enjoys a Generous Rear Garden, substantial Side Garden and an attractive frontage providing Parking and access to the Double Garage.

## LOCATION

The property is just 0.2 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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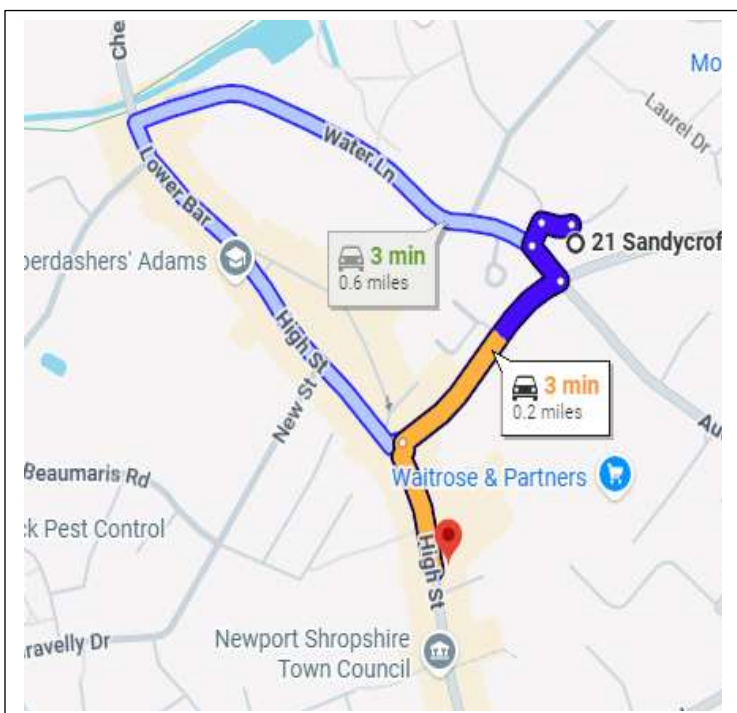


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

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 the centre of Newport, turn into Stafford Road and then left at the traffic lights into Water Lane. Take the first right turn and then right again into the one-way system and Sandycroft is situated a short distance 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.

**AGENTS NOTE:** Please note that the garage has previously had planning permission for conversion to living accommodation and planning permission was also granted for a detached double garage.



Total area: approx. 117.0 sq. metres (1259.1 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, fixtures 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.

21 Sandycroft, 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.

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30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

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



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