



Helping *you* move



2 Ben Jones Avenue, Newport, TF10 7XY

An attractively decorated and immaculately presented Four Bedroom Detached Family Home set on a generous corner plot and offered to the market with no onward chain. With Parking for up to Three Cars, Generous Gardens with Paved Patio and Decking Area providing excellent space for entertaining.

Offers in the Region of
£450,000

2 Ben Jones Avenue, Newport, TF10 7XY

Overview

- An Immaculately Presented Detached Family Home
- No Onward Chain
- Four Bedrooms
- Two En-Suites and Family Bathroom
- High Quality Kitchen with Central Island
- Dining Room
- Large Lounge
- Lovely Conservatory
- Parking for up to Three Cars
- Integral Garage
- Generous Partially Walled Gardens with Patio and Decking Area
- Council Tax Band E
- EPC Rating – D



BRIEF DESCRIPTION

An immaculately presented and attractively decorated Detached Family Home, occupying a generous Corner Plot and offered for sale with no onward chain. The property provides spacious and well-appointed accommodation comprising: A welcoming Entrance Hall, a particularly attractive high-quality Kitchen with central island, a large Lounge with double doors opening into the Dining Room, and access to a lovely Conservatory.

To the first floor is an attractive landing, Principal Bedroom with a range of built-in wardrobes and En-Suite Shower Room, Three further Bedrooms and a substantial Family Bathroom.

LOCATION

The property is just one mile 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

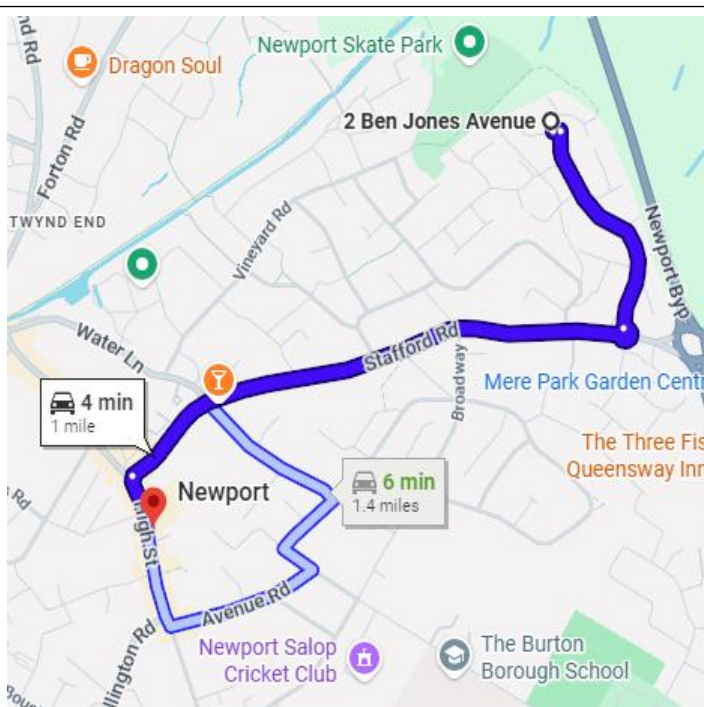


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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 the High Street in Newport turn right at the roundabout into Stafford Street, continuing through the traffic lights to the next roundabout. Turn left into Daniels Cross and continue into the development eventually turning left into Ben Jones Avenue where the property can be found on the right hand side just as you turn in.

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.



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.