



Helping *you* move



30 Harcourt Drive, Newport, TF10 7SA

An excellent opportunity to purchase this Three Bedroom Semi Detached property, situated adjacent to Norbroom Park. In need of some updating, it offers a Lounge, Kitchen Diner, Three Bedrooms and Family Bathroom, as well as Driveway Parking and a pleasant Rear Garden.

Offers in the Region of
£230,000

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Overview

- Three Bedroom Semi-Detached Home
- Situated in a Tranquil Location Adjacent to Norbroom Park
- In Need of Some Cosmetic Updating
- Kitchen Dining Room
- 20ft Lounge
- Entrance Hall with Storage
- Family Bathroom
- Driveway Parking
- Integral Single Garage
- Enclosed Rear Garden
- Council Tax Band B
- EPC Rating – C



BRIEF DESCRIPTION

Situated in a tranquil location adjacent to Norbroom Park, this property offers plentiful living space including a 20ft Lounge, Kitchen Diner and a handy Entrance Hallway with built in storage.

Upstairs, there are Three Bedrooms and a Family Bathroom. Externally, there is a pleasant Rear Garden with side access, Driveway Parking to the front and for added practicality, an integral Single Garage. Although in need of some cosmetic updating, this is a great opportunity to purchase a property in a superb location for couples, families or downsizers.

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
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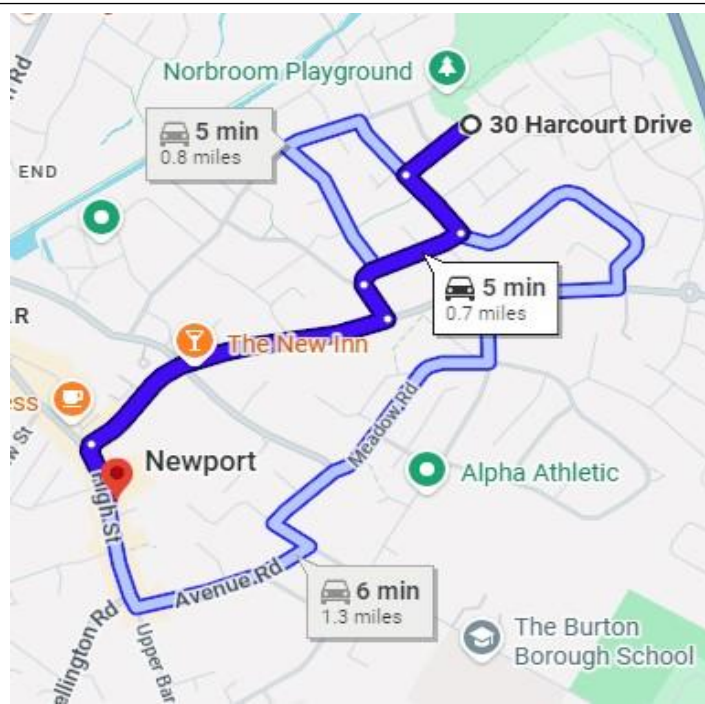


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

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/>

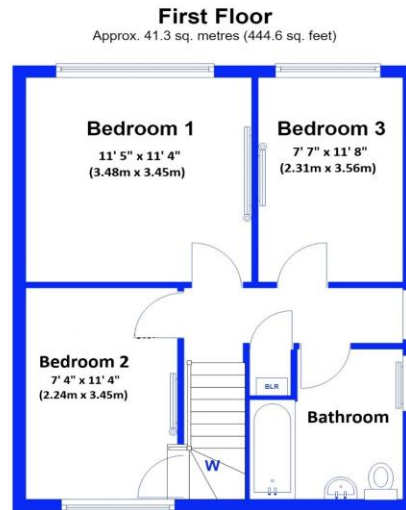
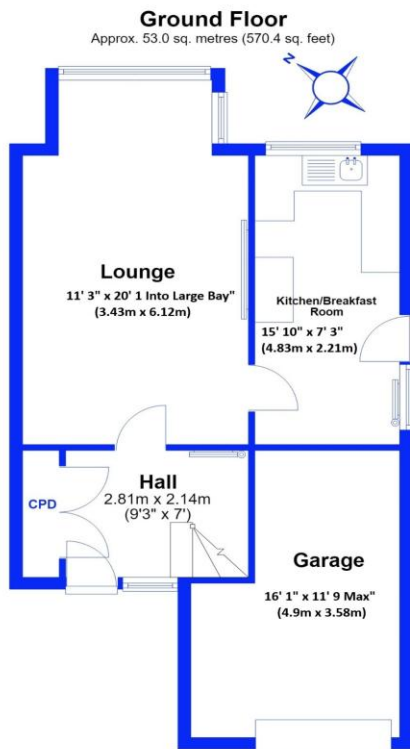
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From High Street in Newport turn right at the mini roundabout into Stafford Street, continuing through the traffic lights into Stafford Road. Taking 3rd left into Hampton Drive then taking the second right into Harcourt Drive where the property can be located at the head of the cul-de-sac as identified by our for sale board.

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. 94.3 sq. metres (1015.0 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, fixture 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.

30 Harcourt Drive, 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

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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.