



Helping *you* move



96 Greenacres Way, Newport, TF10 7PJ

A great opportunity to acquire this Semi-Detached Bungalow situated in an ideal location for Newport's local amenities. Featuring Two Bedrooms, a Modern Wet Room, Lounge and Extended Kitchen. There is also a good sized Garden and converted Garage together with plenty of Parking and a handy Carport.

Offers in the Region of
£225,000

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Overview

- Semi-Detached Bungalow
- Two Bedrooms
- Close to Newport Town Centre
- Extended Kitchen Breakfast Room
- Cosy Lounge
- Modern Wet Room
- Converted Brick Built Garage to Utility Area and Storage
- Driveway
- Good Size Rear Garden
- Solar Panels
- EPC Rating D
- Council Tax Band B



BRIEF DESCRIPTION

A well appointed Semi-Detached Bungalow situated in a location suitable for Newport and all the local amenities it has to offer. The property offers plentiful living space with a cosy Lounge as well as an extended Kitchen Breakfast Room, plus Two Bedrooms and a modern Wet Room with electric shower. Externally, the property boasts a Good Sized Garden with patio and decking area, and a converted brick built Garage, currently split in two, with one half as a Utility Area and the other half as a Garage Store. To the front there is a low maintenance Front Garden and Driveway. The property also features Solar Panels which feed into battery storage situated at the side of the property.

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.

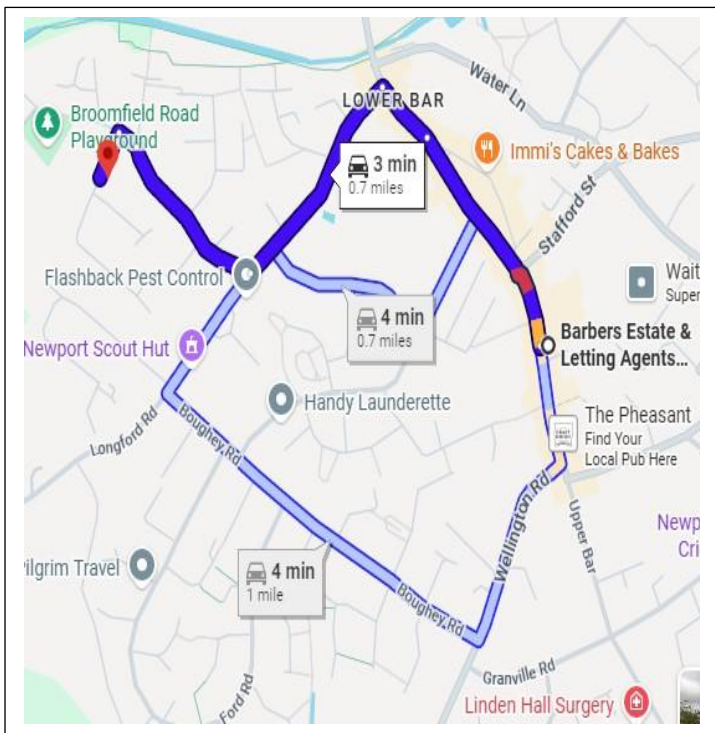
A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



Your **Local** Property Experts
01952 820 239



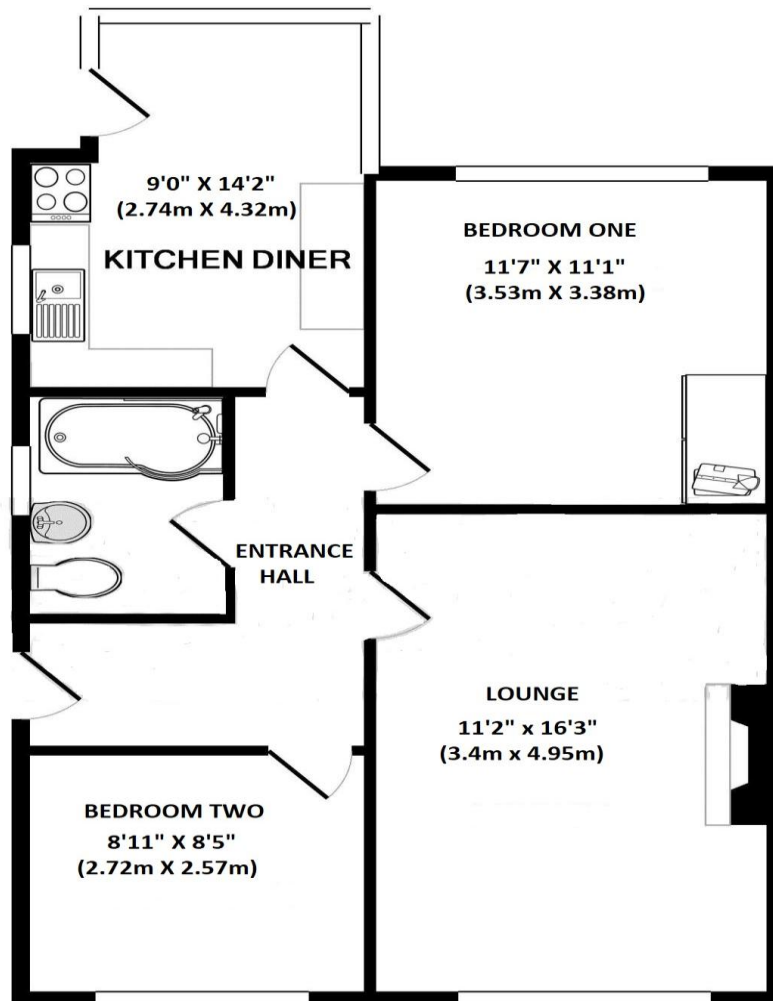
USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk
SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc 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 with the Church on your right and then turn left on Salters Lane at the mini roundabout by the Shell Garage. After the mini supermarket turn right on Bloomfield Road and take the second turning into Greenacres Way where the property will be located a little way along 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.



TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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



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.