



Helping *you* move



32 The Larches, Newport, TF10 7SH

A well presented Two Bedroom Mid Terrace Home, in a popular residential location. With spacious living accommodation including Kitchen/Diner and additional Conservatory, the property also benefits from two good sized Bedrooms and an enclosed Rear Garden, as well as Driveway Parking to the front.

Offers in the Region of
£199,950

32 The Larches, Newport, TF10 7SH

Overview

- A Well Presented Mid Terrace Home
- Two Spacious Bedrooms
- Kitchen/Dining Room
- Lounge
- Conservatory
- Modern Bathroom
- Driveway Parking for Two Cars
- Enclosed Rear Garden with Patio
- Council Tax Band B
- EPC Rating – TBC



BRIEF DESCRIPTION

Situated in a popular residential area, this Two Bedroom Terraced Home is well presented with plentiful living accommodation thanks to a separate Lounge, Kitchen/Diner and an additional Conservatory.

There are Two spacious Bedrooms and a modern Bathroom to the first floor. Externally, the property benefits from an enclosed rear garden and Driveway Parking to the front.

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

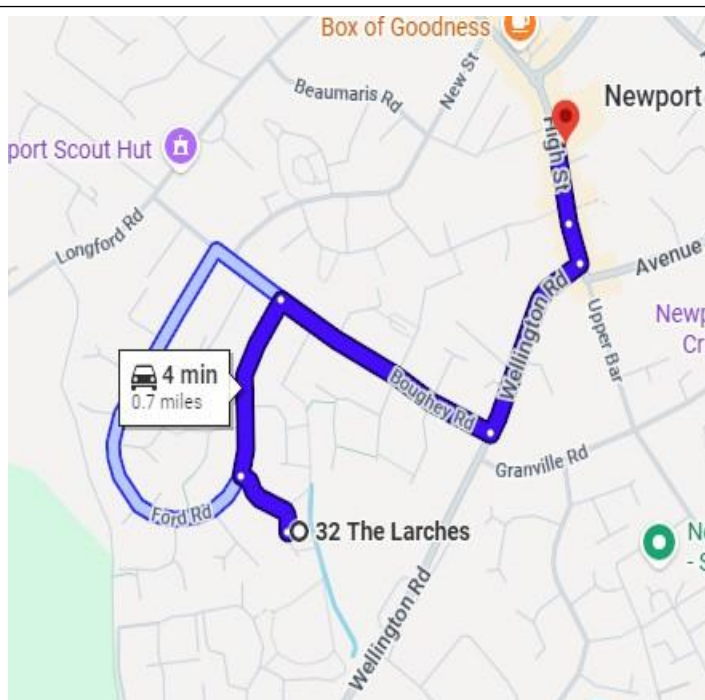


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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 Newport High Street head south and take the first right onto Wellington Road then right again into Boughey Road, turn left into Ford Road then take the 2nd left into The Larches where the property is situated on the left hand side, marked 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 need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

LIVING ROOM

11' 3" x 13' 0" (3.43m x 3.96m)

KITCHEN DINING ROOM

14' 6" x 6' 11" (4.42m x 2.11m)

CONSERVATORY

12' 5" x 8' 6" (3.78m x 2.59m)

BEDROOM ONE

11' 3" x 9' 1" (3.43m x 2.77m)

BEDROOM TWO

8' 8" x 8' 1" (2.64m x 2.46m)



Floor 0



Floor 1

Approximate total area²
62.5 m²

Reduced footprints
5.6 m²

(*) Excluding balconies and terraces

Reduced footprint
Below 1.5 m

Calculations reference the BSI 1975
IC standard. Measurements are
approximate and not to scale. This
Floor plan is provided for illustration
only.

ONAPPE 368



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.