



Helping *you* move



7 Wrekin Avenue, Newport, TF10 7HQ

A mature, Link Detached House with the benefit of a Large Front Parking Area, Carport and Double Garage. There is a lovely open plan Lounge Dining Room and a modern Kitchen with Utility Area together with 3 Bedrooms and Bathroom. Externally there are landscaped gardens to the rear with an attractive patio area.

Offers in the Region of
£285,000

7 Wrekin Avenue, Newport, TF10 7HQ

Overview

- Mature, Link Detached Property
- Three Bedrooms
- Conveniently Situated for Newport Town Centre
- Modern Kitchen with Utility Area
- Open Plan Lounge Dining Room
- Ground Floor W.C.
- Bathroom
- Carport
- Double Garage
- Driveway Parking for Several Cars
- Lovely Rear Garden with Patio Area
- EPC Rating – D
- Council Tax Band C



BRIEF DESCRIPTION

A mature, Link Detached House situated very conveniently for Newport Town Centre with the benefit of a Large Front Parking Area and offering modern living accommodation of: Side Entrance Hall, WC Cloaks, Lounge Dining Room, Kitchen, 3 first floor Bedrooms and a modern Bathroom.

To the side of the property is a Carport and access to the Detached Garage and pretty landscaped gardens. The property has gas central heating and PVC double glazing.

LOCATION

The property is just 0.4 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.

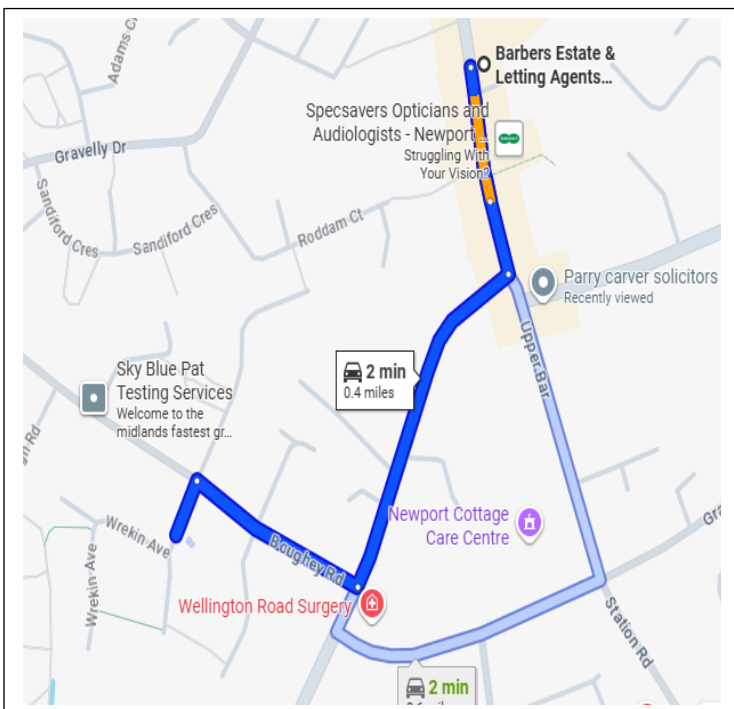
A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



Your **Local** Property Experts
01952 820 239



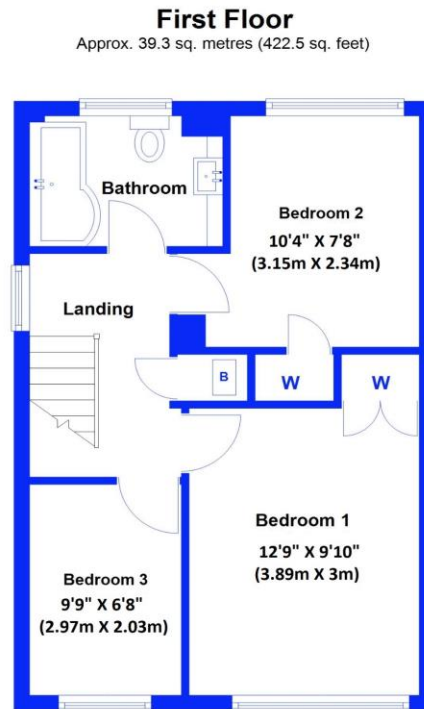
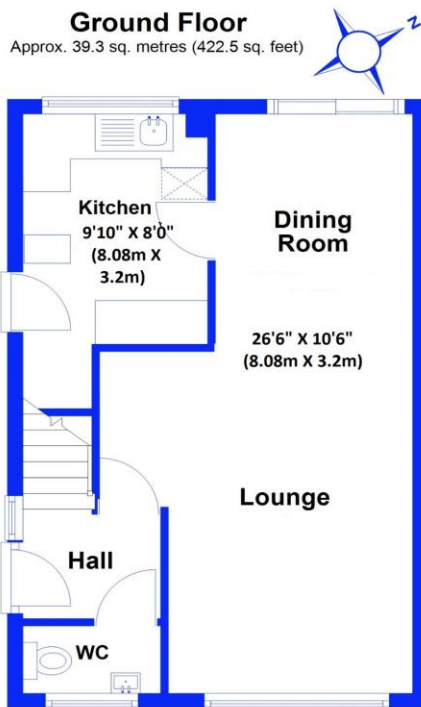
USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk
SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc 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, head south on High Street, turn right onto Wellington Road, then turn right onto Boughey Road. Turn left onto Wrekin Ave where the property will be located on the left hand side 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 need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 78.5 sq. metres (845.0 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.

7 Wrekin Avenue, 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

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.