



Helping *you* move



19 Station Court, Newport, TF10 7RZ

An exciting opportunity to purchase a beautifully presented, Four Bedroom Family Home. This impressive property comes with high quality extras, including a Kitchen fully refurbished to an exceptional standard, state-of-the-art Media Wall and Fire in Living Room, separate Garden Room/Home Office, Five Person Hot Tub and Putting Green.

Offers in the Region of
£530,000

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Overview

- A Beautifully Presented Family Home
- Set in a Highly Desirable Location, Backing onto Woodland
- Four Good Sized Bedrooms
- Principal Bedroom with En-Suite
- Exceptional Re-Fitted Kitchen
- Utility Area
- Lounge with Media Wall & Integrated Sound System and Log Effect Electric Fire
- Family Bathroom and Ground Floor W.C.
- Five Person Hot Tub
- Garden Room/Home Office & Greenhouse
- Parking for Several Vehicles
- Rear Garden that isn't Overlooked
- Double Garage and Putting Green
- EPC Rating – D
- Council Tax Band - E



BRIEF DESCRIPTION

A wonderful and rare opportunity to purchase a beautifully presented Family Home in a highly desirable location. This impressive property comes with a host of high-quality extras, including a Five-Person Hot Tub, a recently installed Media Wall complete with 55 inch Oled TV, Integrated Sound System and a state-of-the-art Flamerite Log Effect Electric Fire with remote control. The Kitchen has been fully refurbished and finished to an exceptional standard by Ironbridge Interiors, complete with high quality appliances and outside you'll also find a charming Garden Room/Home Office and a Greenhouse, perfect for relaxation, working from home and gardening enthusiasts alike.

LOCATION

The property is just 0.6 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

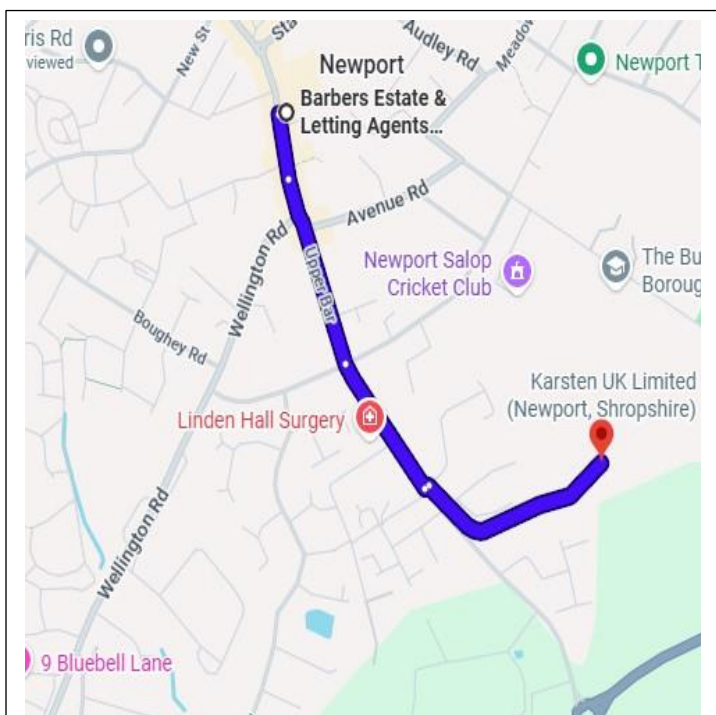


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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/>

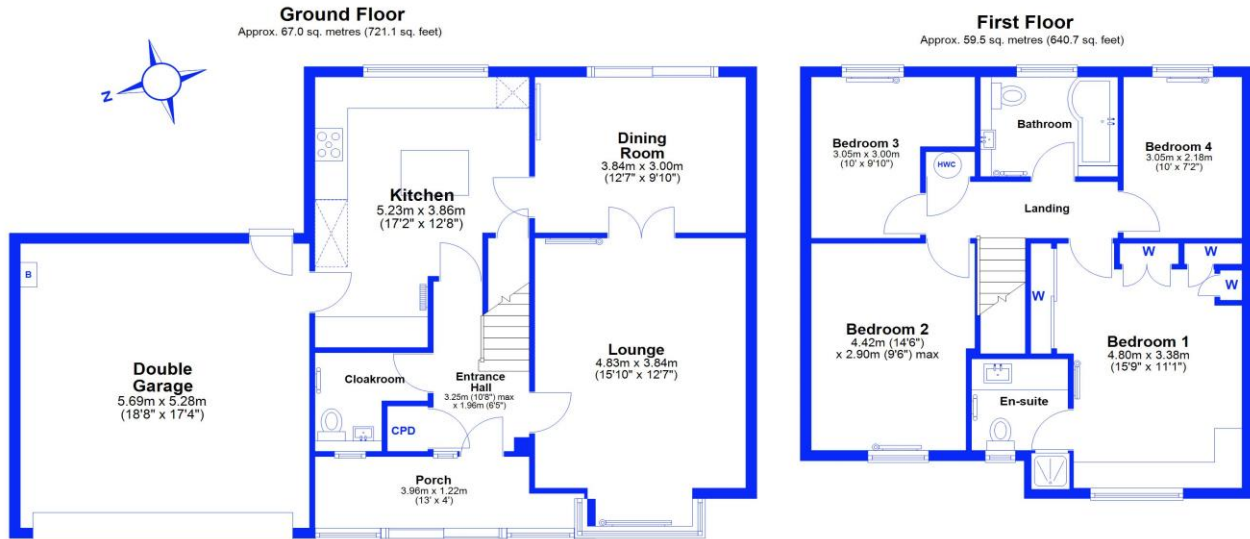
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office, head south on the High Street, continue onto Upper Bar, then continue onto Station Road. Turn left onto Station Approach then straight onto Station Court and the property is located on the right hand side near the end of the cul-de-sac.

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: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Total area: approx. 126.5 sq. metres (1361.8 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.

19 Station Court, 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

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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.