



Helping *you* move



36 Ashworth Way, Newport, TF10 7RW

A well presented Link-Detached House, offering well proportioned accommodation and situated on a larger than average Garden Plot. With a spacious Lounge, Dining Room and Kitchen together with Three Bedrooms and lovely rear and side gardens, Parking for Two Cars and a Garage/Garage Store.

Offers in the Region of
£300,000

36 Ashworth Way, Newport, TF10 7RW

Overview

- A Well Presented Link-Detached Home
- Three Good Sized Bedrooms
- Kitchen/Breakfast Room
- Utility Room
- Lounge
- Dining Room with Patio Doors Out to the Rear Garden
- Bathroom
- Larger Than Average Garden Plot
- Double Width Driveway Parking
- Garage with Garage Store
- EPC Rating – D
- Council Tax Band C



BRIEF DESCRIPTION

An exceptionally well-presented Link-Detached House, situated on a Larger-than-Average Garden Plot and offering well-proportioned accommodation throughout. The property briefly comprises: An Entrance Hall with access to a Ground Floor WC, a spacious Lounge with access through to the Dining Room and a well-appointed Kitchen. There is also a large Utility Room, created as part of a garage conversion. To the first floor are Three Good-Sized Bedrooms and a Family Bathroom. Externally, the property benefits from lovely Rear and Side gardens, providing an excellent degree of outdoor space. To the front is a particularly Wide Frontage with lawned gardens and Parking for Two Cars, together with access to a useful Garage Store.

LOCATION

The property is just 0.5 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

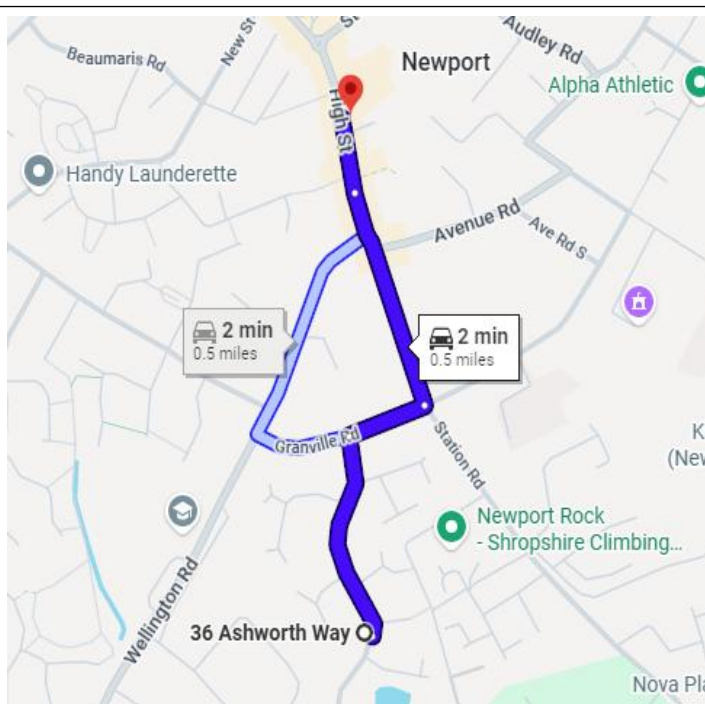


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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 proceed out on Upper Bar and then turn right into Granville Road. Turn left into Ashworth Way where the property is 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.



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.



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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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.