



Helping *you* move



Courtyard Cottage, Chetwynd Park, Chetwynd, Newport

A wonderfully presented Barn Conversion, which has plenty of character and charm and offers spacious and versatile accommodation, all set in an attractive development of similar period properties. The property has the benefit of a superb Farmhouse Style Kitchen, Ample Parking, Garage and a Generous Rear Garden.

Offers in the Region of
£370,000

Courtyard Cottage, Chetwynd Park, Chetwynd, Newport

Overview

- A Beautifully Presented Barn Conversion
- Brimming with Character and Charm
- Three Well Proportioned Bedrooms
- Farmhouse Style Kitchen Breakfast Room
- Lounge, Dining Room (Which could be used as a Fourth Bedroom)
- En-Suite Shower Room
- Family Bathroom
- Ample Parking to the Front and Side
- Generous Rear Garden, Perfect for Relaxing or Entertaining
- Garage Located in a Separate Block
- EPC Rating – C
- Council Tax Band E



BRIEF DESCRIPTION

A delightful Barn Conversion, brimming with character and charm, situated within an attractive development of similar period properties, conveniently located approximately 2.3 miles from the thriving market town of Newport. This beautifully presented home offers spacious and versatile accommodation, centred around an exceptionally generous Lounge which flows seamlessly into a large adjoining Dining Room. This flexible space could also serve as an excellent Fourth Bedroom, Home Office or Family Room, depending on your requirements. An Inner Hallway leads to a short flight of steps down to the Rear Hall, providing access to a Ground Floor WC and a superb Farmhouse Style Kitchen/Breakfast Room, perfect for everyday family living and entertaining.

LOCATION

The property is just 2.3 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.

SERVICE CHARGE: The management company's current charge is £365 per annum, payable on 1 March. The charge covers 25 properties, and includes sewage, two outside lights, maintenance of roads to garages and to the sewage plant, and some grass-cutting.



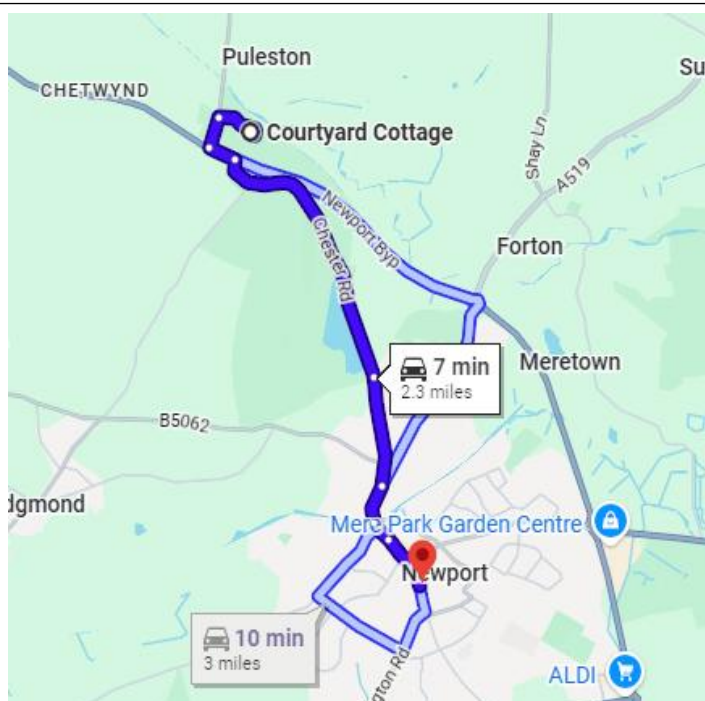
Your **Local** Property Experts
01952 820 239



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 mains electricity, water and gas are available, together with treatment plant for drainage and sewerage. 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/>

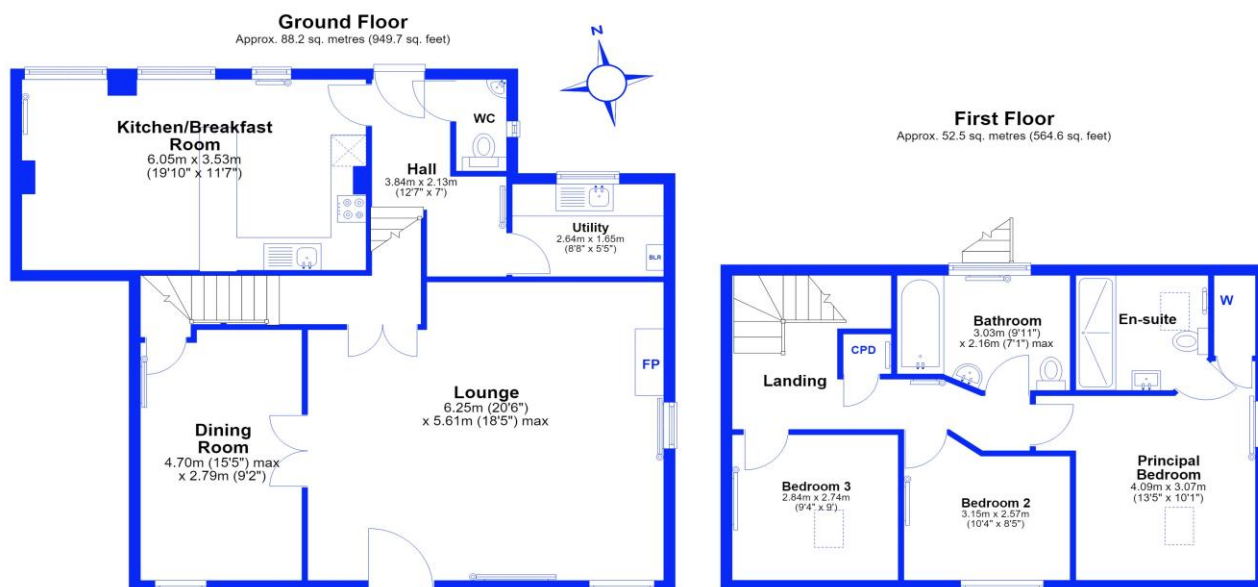
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office, head north on High Street. At the mini roundabout, take the second exit onto Stafford Street, then go through one roundabout. At the next roundabout, take the first exit onto Newport Bypass/A41, at the roundabout, take the second exit and stay on Newport Bypass/A41. Turn right towards Chetwynd Park, then next right onto Chetwynd Park, turn second right, then turn right into the Courtyard where the property is the first property on the right 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 area: approx. 140.7 sq. metres (1514.3 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.

Courtyard Cottage, Chetwynd Park, 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

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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.