



Helping *you* move



45 Palisade Close, Newport, TF10 7FQ

A very nicely presented 3-Bedroom Family Home in a popular location, with En Suite to the Main Bedroom. A smart, modern Kitchen Diner with French doors out to the walled rear Garden, Garage and driveway Parking

Offers In Region Of
£269,950

Overview

- Smart, Modern 3-Bedroom Detached House
- Spacious Kitchen Diner
- Lounge
- Master Bedroom with En Suite
- Two further Bedrooms and Family Bathroom
- Walled Rear Garden with Patio Area
- Garage and Driveway Parking
- EPC Rating B



BRIEF DESCRIPTION

A light bright modern detached house situated on this increasingly popular residential road and offering accommodation of: Entrance Hall, Ground Floor WC, Kitchen Dining Room, spacious Lounge, Main Bedroom with En Suite and 2 further good sized Bedrooms and an attractive Family Bathroom. Externally there is a Detached Single Garage and driveway Parking for 2 cars. To the rear there are enclosed walled gardens which have been neatly laid out with lawns and patio.

LOCATION

The property is just 0.9 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.



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Useful Information

TO VIEW TO THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239.

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.

LOCAL AUTHORITY: Telford & Wrekin Council Southwater Square, St Quentin Gate, Telford, TF3 4EJ.

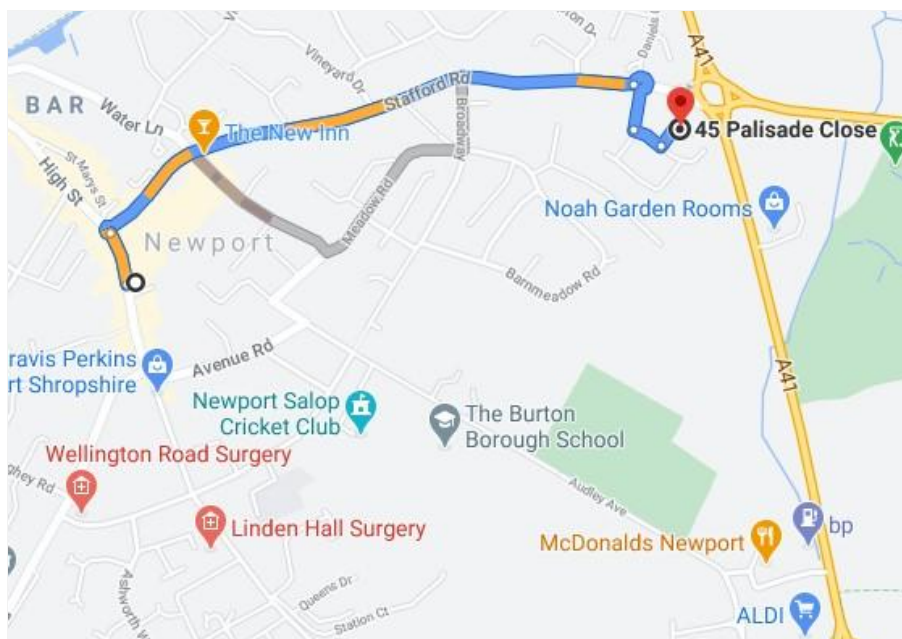


Directions

From our office in the High Street, head north. At the mini roundabout by The Barley Public House take the second exit onto Stafford Street, at the next the roundabout, take the third exit onto Saxon Drive, turn left onto Palisade Close and turn left to stay on Palisade Close where the property will be 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: 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



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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!

**NEWPORT BRANCH: 30 High Street,
Newport, TF10 7AQ | Tel: 01952 820239
Email: newport@barbers-online.co.uk**



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.

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