



Helping *you* move



## 23a Fishers Lock, Newport, TF10 7ST

Superb Gardens and a view of the canal are just two of the things what make this desirable detached home a must see! With a Main Bedroom with Dressing area, spacious Lounge/Dining Room with French doors out to the Conservatory and integral Garage, this is a lovely Family home.

Offers In Region Of  
**£265,000**

## Overview

- Attractive Detached Family Home
- Originally Four Bedrooms
- Now Three Bedrooms and En-Suite
- Large Lounge/Dining Room
- Fitted Kitchen, Separate Utility Room
- Conservatory
- Glorious Gardens
- Integral Garage and Parking for Several Cars.
- EPC Rating D-66



## BRIEF DESCRIPTION

A Very Attractive Detached Three Bedroom Family Home with glorious Gardens and a view of Newport's picturesque canal to the rear.

Originally a 4-bedroom property, the fourth bedroom has been opened up to the Master Bedroom to create a spacious Dressing Room – and the property has accommodation to the ground floor comprising of: Entrance Hall, Lounge/Dining Room, Conservatory, Kitchen and Utility Room. To the first floor is the Main Bedroom with En-Suite/Dressing Room (formerly bedroom three) Two Further Bedrooms and Bathroom. Externally there is an Integral Garage and attractive Gardens front and rear

## LOCATION

The property is just 0.8 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 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 One, Southwater Sq, Southwater Way, Telford, TF3 4JG.

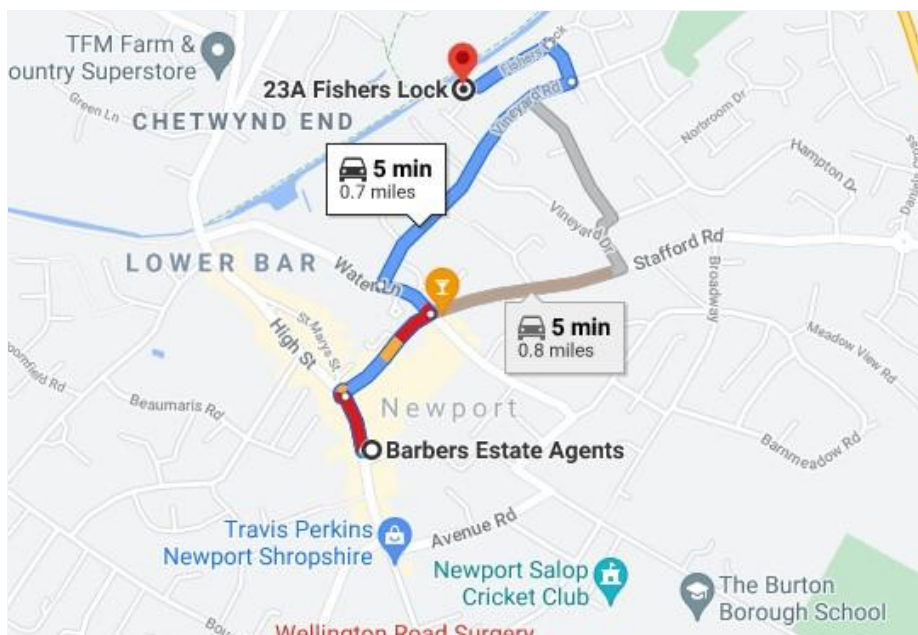


## Directions

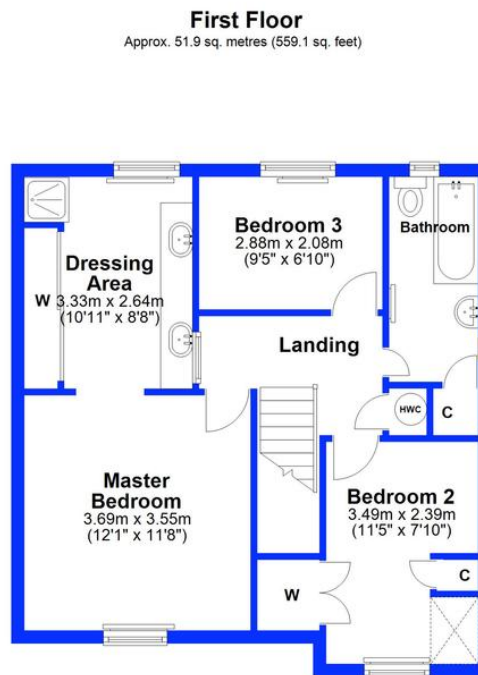
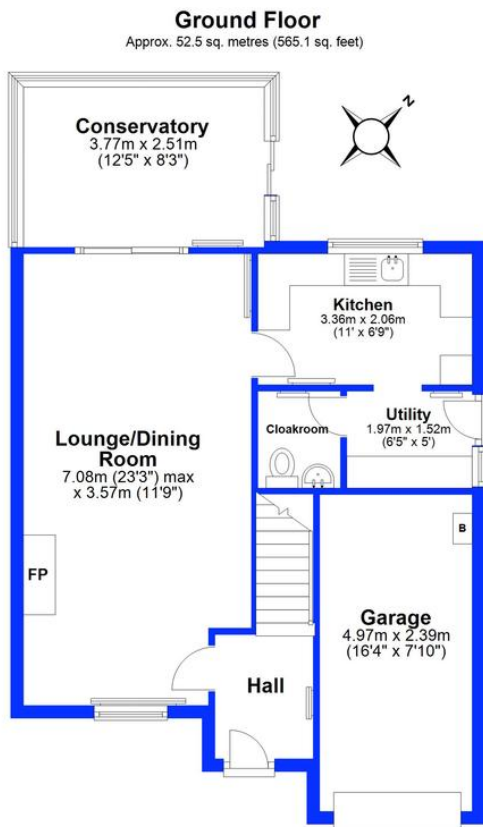
From our office, head north on High Street and at the roundabout, take the 2nd exit onto Stafford St, turn left onto Vineyard Drive then turn right onto Lapworth Way, turn left onto Summerhouse Grove, turn right onto Vineyard Rd, turn left onto Caldercrofts then turn left onto Fishers Lock where the property will be identified by the 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, possible.



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Total area: approx. 104.4 sq. metres (1124.2 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 were mand 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.

**23A Fishers Lock, 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!

**NEWPORT BRANCH: 30 High Street,  
Newport, TF1 7AQ | Tel: 01952 820239  
Email: [newport@barbers-online.co.uk](mailto: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.