



9 Moreton Park Barns, Moreton, TF10 9HX

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## 9 Moreton Park Barns, Moreton, TF10 9HX

Freehold – Offers in the Region  
of £820,000



- A Charming Semi-Detached Barn Conversion
- Outstanding Elevated Views
- 4 Double Bedrooms, 3 En-Suites and a Family Bathroom
- Spacious Living Accommodation
- Large Gardens and Paddock Totalling Approximately 0.75 of an Acre
- \* Lounge, Dining Room and Kitchen with Hidden Utility, Further Sitting Room, W.C., Cloaks
- \* Double Carport with Loft Over and Secure Storage
- \* Communal Gardens and Parking Area
- \* Council Tax Band F
- \* EPC Rating C





## Brief Description

A truly beautiful family home with exceptional character and amazing views. The property comprises: Superb Lounge, Excellent Dining Room, Impressive Kitchen, Separate Utility, Second Sitting Room, W.C., Four Double Bedrooms, Three En-Suites and a Further Bathroom.

Externally there are Large Gardens and a Small Paddock together with Parking for Several Cars incorporating a Double Carport and Useful Loft.





## Location

The property is just 3.9 miles from Newport's busy High Street , with its mix of shops, boutiques, cafes, pubs and a Victorian Indoor Market and 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.



**Barbers**

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**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](mailto:Newport@barbers-online.co.uk)

**DIRECTIONS:** From the A41 head out of Newport towards Wolverhampton approximately 2 miles after leaving Newport turn left signposted Moreton. After 2 miles turn left at the grass triangle and the barn will be seen approximately ½ mile further on just after turning left into Coley Lane.

**SERVICES:** We are advised that mains water, electricity and drainage are available together with oil fired central heating. 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:** Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ.

**EPC RATING:** C-69 The full energy performance certificate (EPC) is available for this property upon request.

**COUNCIL TAX BAND:** F

**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.

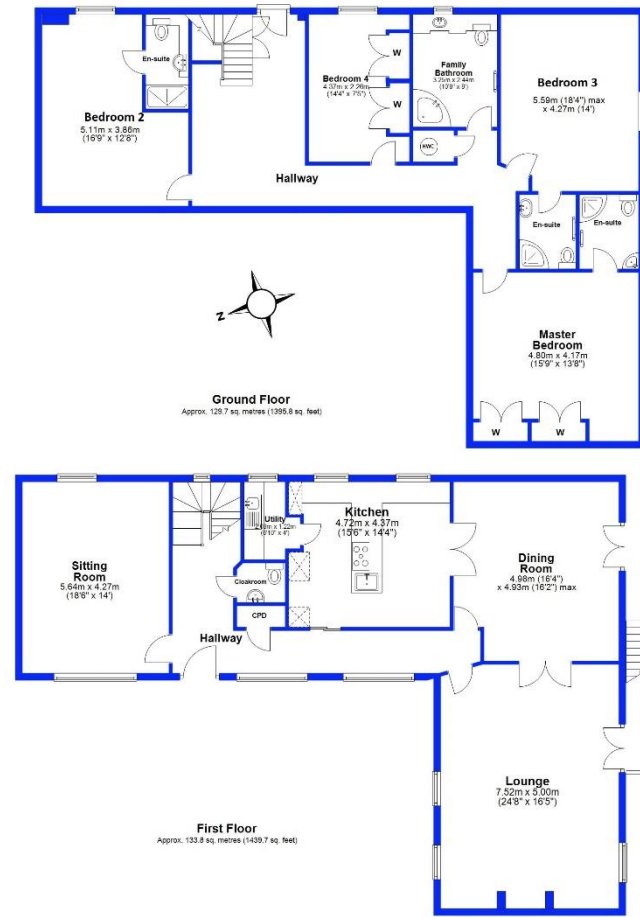
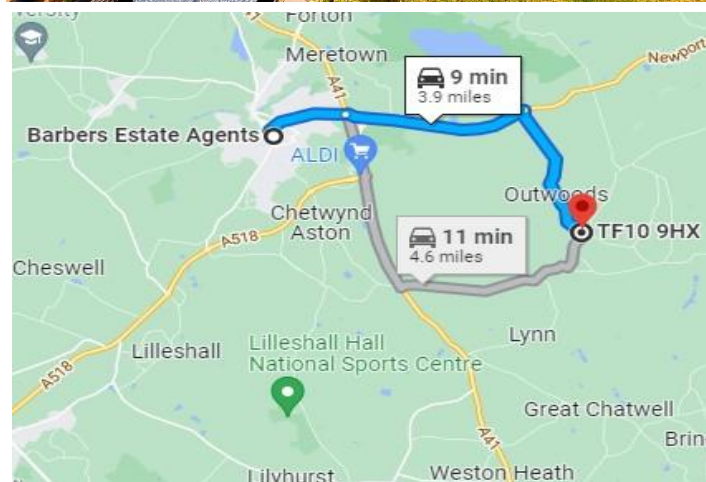
**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

**METHOD OF SALE:** For Sale by Private Treaty.



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Total area: approx. 263.4 sq. metres (2835.5 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, fixtures and fittings are approximate and for use as a guide only. This floor plan is not to be taken as a true and exact representation of the subject property.  
Plan produced using Planity.

**9 Moreton Park Barns, Newport**

**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 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.



**NEWPORT**  
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