

# Barbers

Helping *you* move



## 7 Moreton Park Barns, Moreton

A highly desirable and tasteful Barn Conversion situated in a lovely rural location offering spacious family accommodation within a courtyard setting and having: Four Bedrooms, Two En-Suites and a Family Bathroom. There is a Good Sized Garage and Elevated Gardens, Attractive Patio and Several Parking Spaces.

Offers in the Region of  
**£500,000**

# 7 Moreton Park Barns, Moreton

## Overview

- A Smart and Spacious Barn Conversion
- Lovely Rural Location
- Beautiful Character Throughout
- Main Bedroom and Guest Bedroom Both with En-Suites
- 2 Further Bedrooms and Family Bathroom
- Feature Hallway, Ground Floor W.C.,
- Superb Lounge, Excellent Kitchen, Separate Utility
- Council Tax Band F
- EPC Rating C



## BRIEF DESCRIPTION

An absolutely splendid Semi-Detached Barn Conversion situated in a lovely rural location and offering elegant and tasteful accommodation.

The property is conveniently located with Shifnal Railway Station approximately 8 miles away and Stafford Railway Station approximately 11 miles away. Newport Town Centre is approximately 4 miles distant.

The property has accommodation of: Feature Entrance Hall, Ground Floor W.C., Superb Lounge, Excellent Kitchen Dining Room, Separate Utility Room. The first floor comprises: Main Bedroom with large En-Suite, Guest Bedroom with En-Suite, 2 Further Bedrooms and Bathroom.

## 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.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Shifnal, Telford and Stafford mean Birmingham and Manchester are in commutable distance.

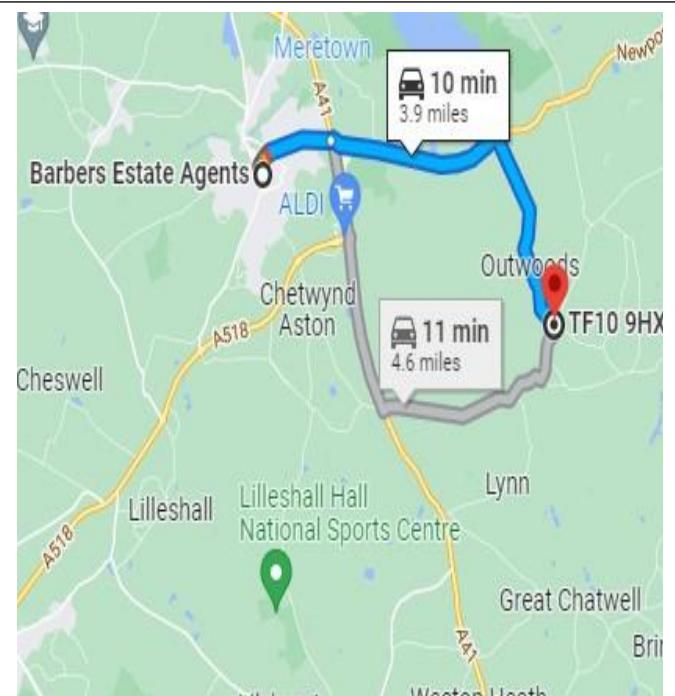


### USEFUL INFORMATION :

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

**SERVICES:** We are advised that mains electricity and water are available together with oil fired central heating and mains drainage. 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.

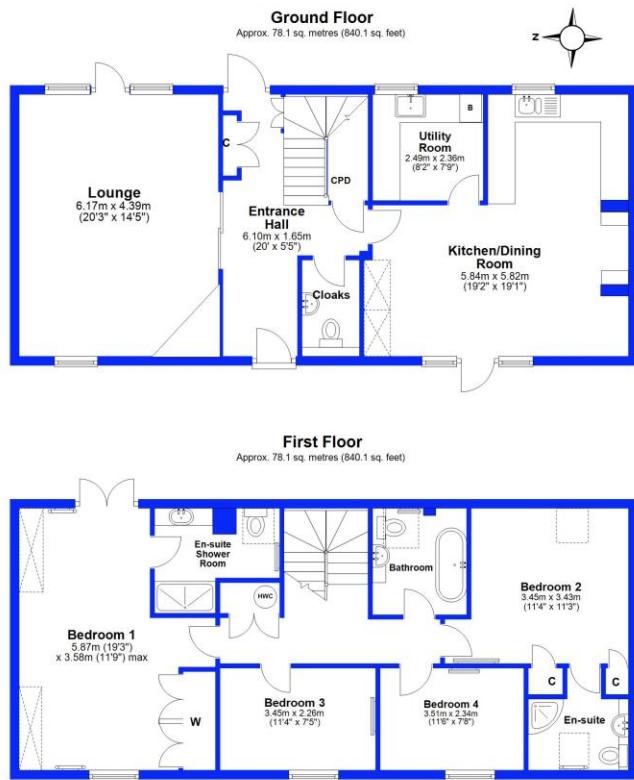
**LOCAL AUTHORITY:** Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ.



**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  $\frac{1}{2}$  mile further on just after turning left into Coley Lane.

**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.



Total area: approx. 156.1 sq. metres (1680.3 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, fixtures 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.

7 Moreton Park Barns, Moreton, 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

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto: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.