



Helping *you* move



75 Wellington Road, Newport, TF10 9HR

A beautifully presented 4-bedroom Semi-Detached Duke of Sutherland Cottage which has been modernised and extended to a very high standard by the present owners - and sits in a lovely Garden plot of approximately 0.4 acres.

Offers in the Region of
£490,000

Overview

- Impressive 4-Bedroom Semi-Detached Duke of Sutherland Cottage
- Farmhouse Style Kitchen
- Spacious Lounge/Dining Room
- Cosy Period Style Sitting Room
- Garden Room with Views
- Four Good Sized Bedrooms
- Superb Bathroom & Shower Room
- Many Period Features Throughout
- Extensive Gardens of approx. 0.4 acres, Double Garage & Outbuildings
- EPC Rating D



Brief Description

A beautifully presented 4-Bedroom Semi-Detached Duke Of Sutherland Cottage full of Period Features. The accommodation to the ground floor comprises: central Entrance Hall with enclosed Porch, Cloaks area and Office area, Sitting Room with feature fire place, spacious Lounge/Dining Room with open fire, farmhouse-style Kitchen, Garden Room, Utility room and ground floor W.C. Stairs rise to the first floor where you'll find four lovely Bedrooms and a stunning family Bathroom.

Externally there is ample Parking and a double Detached Garage, a Detached Workshop Store and Potting Shed - and the property is set in attractive grounds with extensive Garden and a small Woodland area... with the added bonus of being within the catchment area of Newport's highly regarded High and Grammar Schools.

Location

The property is in a rural location, but with great access to both Newport and Telford - and the village of Lilleshall. It's just 2.9 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.



Helping *you* move

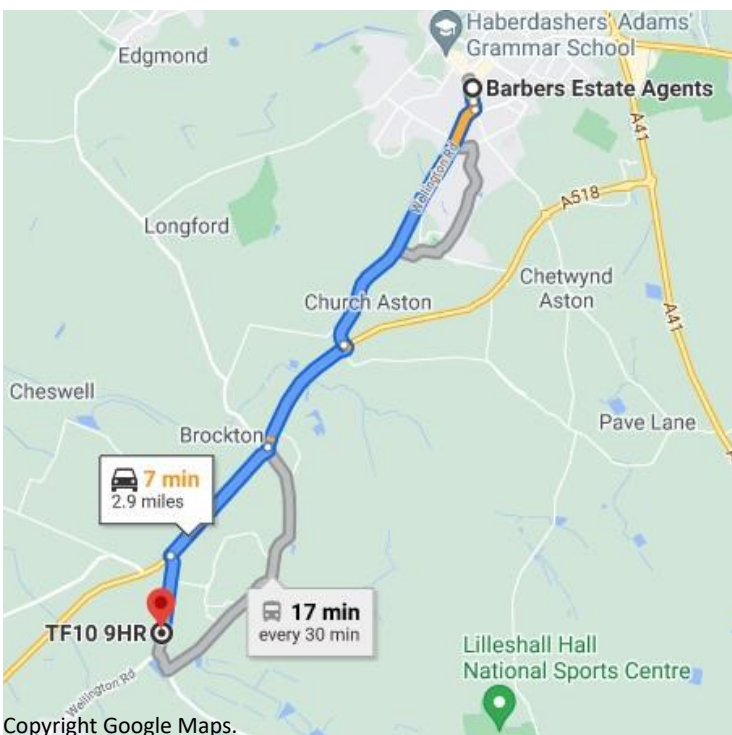
Useful Information

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 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

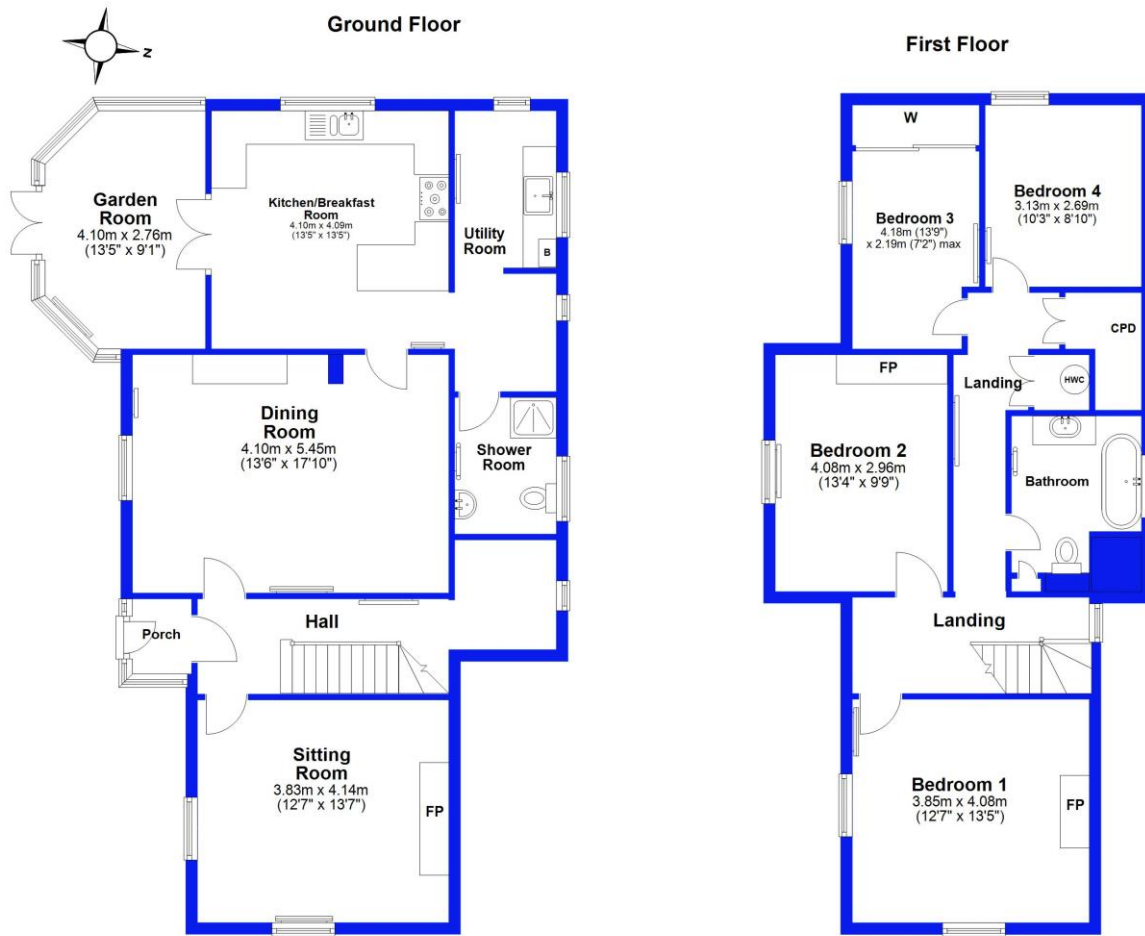
LOCAL AUTHORITY: Telford & Wrekin Council Southwater Square, St Quentin Gate, Telford, TF3 4EJ



DIRECTIONS: From our Newport Office head south on the High Street, then turn right on Wellington Road - and at the roundabout turn right on the A518 towards Telford. Straight over the next roundabout then, after 0.7 miles, bear left onto Wellington Road. After 0.4 miles, the property will be on your right and can be identified by our For Sale Sign.

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. We may use an online service provider to also confirm your identity.



Total area: approx. 165.5 sq. metres (1781.2 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 measured 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.

75 Wellington Road, Honnington, Telford



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!

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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.