



Helping *you* move



## 7 Kingfisher Close, Newport

A larger than average Detached 4/5 Bedroom Family Home offering spacious attractively decorated accommodation. The property is situated in a popular residential development and has plenty of Parking to the front.

Offers in the Region of  
**£400,000**

# 7 Kingfisher Close, Newport

## Overview

- Detached Family Home
- 4/5 Bedroom Accommodation
- En-Suite and Family Bathroom
- Large Lounge, Separate Dining Room and Conservatory
- Fitted Kitchen, Utility Room, Ground Floor W.C.
- Converted Garage Office/Bedroom 5
- Attractive Gardens with Patio Storage and Children's Summer House
- Several Parking Spaces
- Council Tax Band D
- EPC Rating D



## BRIEF DESCRIPTION

A highly desirable Detached Family Home offering attractively decorated accommodation of: Through Entrance Hall, Spacious Lounge, Spacious Dining Room, Conservatory, Fitted Kitchen, Utility, Ground Floor W.C, Store Room, Office/Bedroom 5. First Floor of: Main Bedroom and En-Suite, 3 Further Bedrooms and Family Bathroom. Externally there is Parking for Several Cars, Rear Gardens are larger than average and have Landscaping together with large Storage Shed and Children's Summer/Play House.

## LOCATION

The property is just 1.1 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.



Your **Local** Property Experts  
01952 820 239

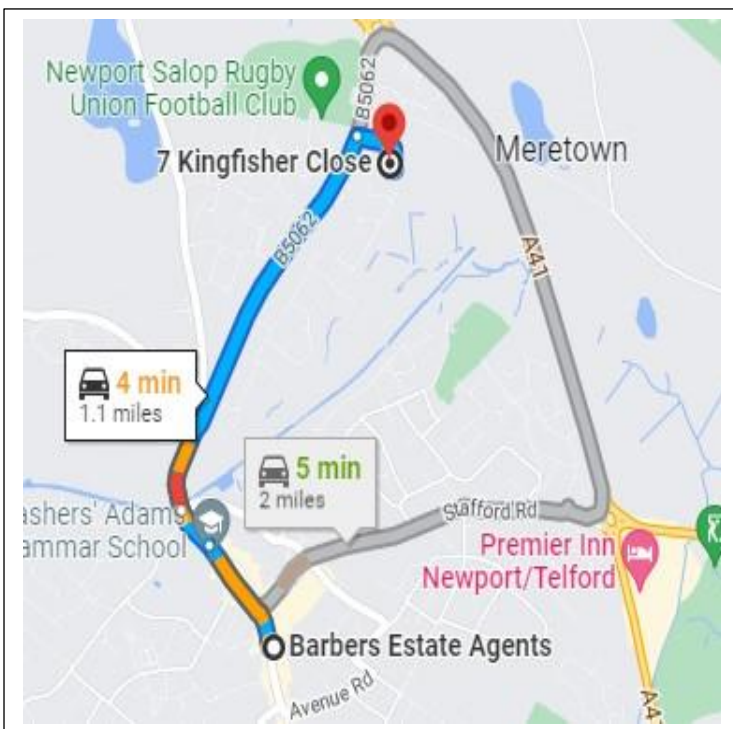


**USEFUL INFORMATION: TO VIEW**

**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 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 Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From our office head north on High Street towards High Street. Go through straight across at the mini roundabout and continue onto Lower Bar. Continue onto Chetwynd End then slight right onto Forton Road/B5062. Turn right onto Beechfields Way then turn right onto Kingfisher Close where the property will be located on the right hand side as 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. 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. 131.3 SQ. METRES (1412.9 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



## 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)



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.