



Helping *you* move



## 24 Canal Close, Newport, TF10 8FD

An immaculately presented modern Detached Family Home built by Galliers homes who are renowned for their quality. The property has been well designed and offers spacious 3 Bedroom accommodation with En-Suite and Family Bathroom together with a Good Size Plot and Garage.

Offers in the Region of  
**£299,950**

# 24 Canal Close, Newport, TF10 8FD

## Overview

- Modern Detached Family Home
- 3 Good Sized Bedrooms, En-Suite and Family Bathroom
- Immaculately Presented Throughout
- Through Entrance Hall WC. Cloaks
- Attractive Lounge
- Open Plan Kitchen Dining Room
- Parking, Garage and Garden
- Gas CH, PVC Double Glazing
- EPC Rating B
- Council Tax Band D



## BRIEF DESCRIPTION

An immaculately presented Modern Detached House situated in a very favourable development with easy access to commuter routes. The property has accommodation of: Entrance Hall W.C., Cloaks, Lounge, Open Plan Kitchen Dining Room with attractive Fitted Units. The first floor has Main Bedroom with En-Suite and 2 Further Good Sized Bedrooms plus a Family Bathroom.

Externally there is Parking to the side of the house leading to a Garage and Good Sized Rear Gardens.

## LOCATION

The property is just 1.2 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

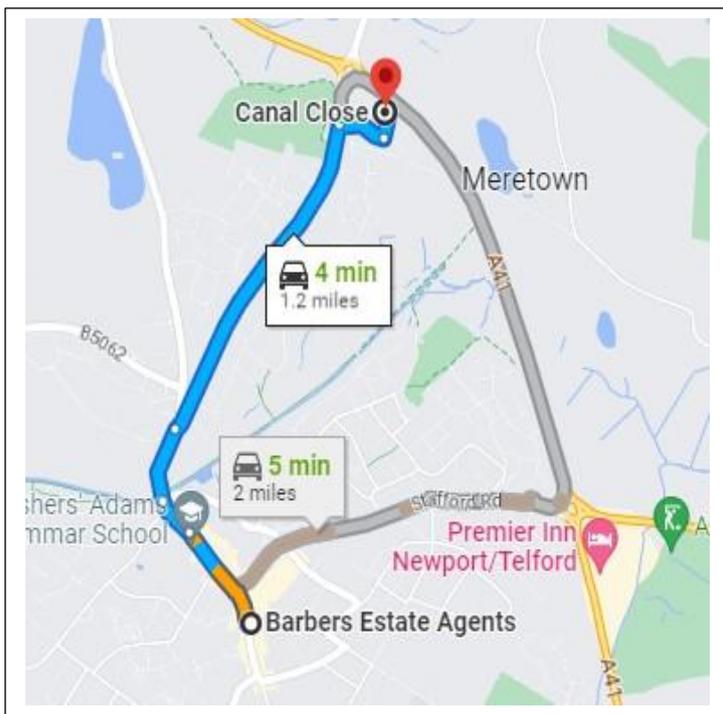


**USEFUL INFORMATION: TO VIEW**

**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

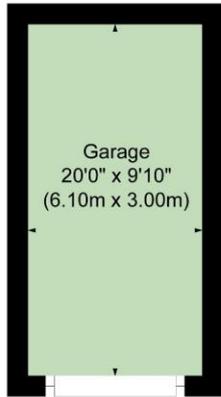


**DIRECTIONS:** From our office head north on High Street, go straight across at the mini roundabout and continue onto Lower Bar, continue onto Chetwynd End and then slight right onto Forton Road/B5062, turn right onto Devana Drive, then turn left turn left towards Canal Close, then left left onto Canal Close where the property will be identified by our For Sale Board.

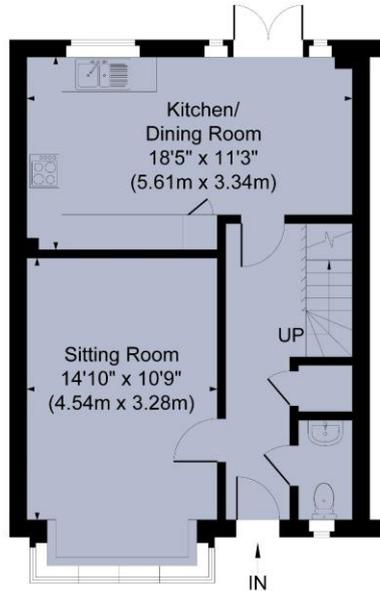
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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.

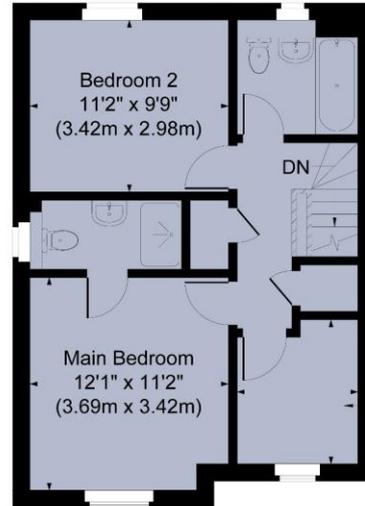
24 Canal Close, Newport  
 Approximate Gross Internal Area  
 Main House = 92 sq.m/990 sq.ft  
 Garage = 18 sq.m/197 sq.ft  
 Total = 110 sq.m/1187 sq.ft



**Garage**



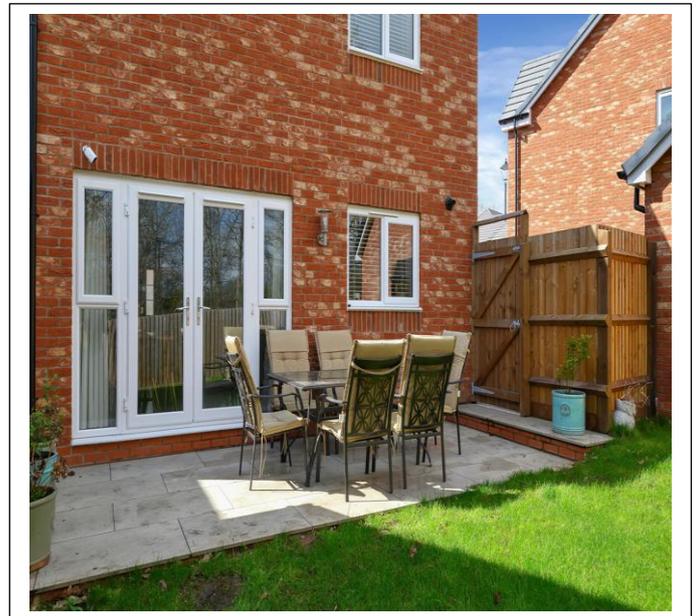
**Ground Floor**



**First Floor**

Bedroom 3  
 8'2" x 6'10"  
 (2.50m x 2.08m)

Illustration for identification purposes only, measurements are approximate, not to scale.  
 JonHolmesPhotography © 2023



## 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.