



Helping *you* move



2 Downfields, Newport, TF10 8QH

A brilliantly enhanced, modern Detached House situated in a fabulous tucked away location and offering very spacious accommodation of: 5 Bedrooms, 2 En-Suites, Main Bathroom, Lounge, Dining Room, Office Hobby Room, Superb Garden Lounge, Luxury Kitchen, Wonderful Elevated Decking Garden, Double Garage and Parking.

Offers in the Region of
£550,000

2 Downfields, Newport, TF10 8QH

Overview

- Fantastic 5 Bedroom Home
- Tucked Away Location
- Great Ground Floor Accommodation
- Lounge, Dining Room, Lovely Garden Lounge
- Hobby/Office Room
- Luxury Kitchen, Utility
- Attractive Gardens
- Double Garage
- Council Tax Band F
- EPC Rating – C



BRIEF DESCRIPTION

A fantastic Detached Modern Family Home situated in a lovely tucked away location and offering accommodation of: Attractive Entrance Hall, Ground Floor W.C., Large Office/Hobby Room, Lounge, Separate Dining Room, Garden Lounge, Luxury Kitchen and Utility,

The first floor comprises: Main Bedroom with En-Suite, 4 Further Bedrooms with Jack and Jill En-Suite and a Family Bathroom.

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

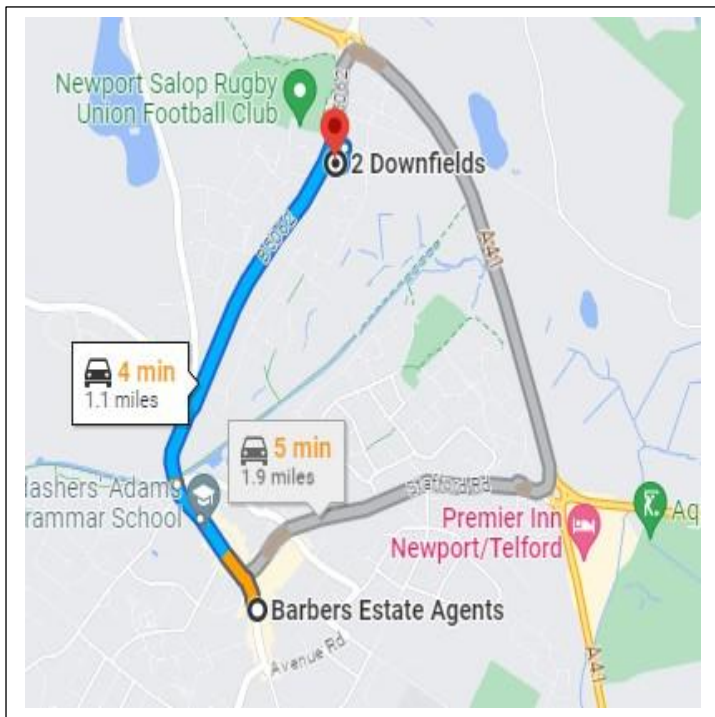


USEFUL INFORMATION: TO VIEW

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

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.

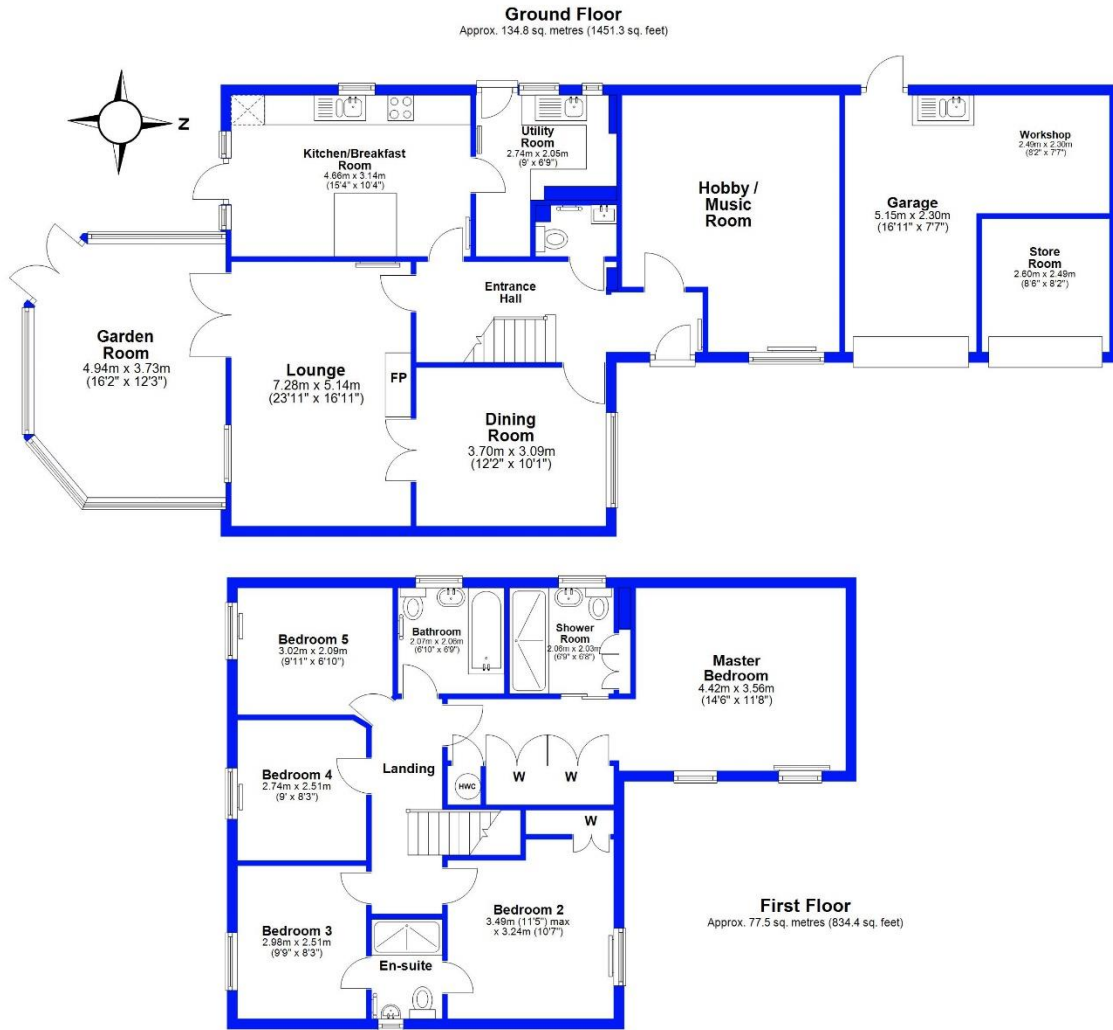
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



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 Beechfields Way and then turn right onto Downfields 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. 212.3 sq. metres (2285.7 sq. feet)

This 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 and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject 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

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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.