



Helping *you* move



## 114 Weston Cross Roads, Weston Under Lizard

A wonderful opportunity to purchase a Detached House in a lovely rural location and set in 0.37 of an acre of garden grounds. The property offers tremendous scope for improvement and extension and is beautifully positioned within the plot.

Offers in the Region of  
**£450,000**

# 114 Weston Cross Roads, Weston Under Lizard

## Overview

- Beautifully Situated Detached Cottage
- 3 Bedroom Accommodation
- Lounge, Separate Dining Room
- Kitchen and Adjoining Utility/Store
- Gardens of 0.37 of an Acre
- Lovely Rural Location
- LPG Central Heating
- PVC Double Glazing
- Council Tax Band E
- EPC Rating – F



## BRIEF DESCRIPTION

An excellent opportunity to purchase an attractive Detached Rural Cottage situated in the middle of 0.37 of an Acre of garden grounds and offering accommodation of: Entrance Porch, Lounge, Dining Room, Kitchen, Utility, Inner Hall with access to Ground Floor Bedroom and Bathroom, Stairs to 2 Further Bedrooms, Lawned Gardens with Plenty of Parking and PVC Double Glazed Windows Throughout.

## LOCATION

A highly popular location between the two market towns of Newport and Shifnal. Newport is the bigger of the two and offers a busy High Street with a good mix of shops, boutiques, cafes and a Victorian Indoor Market - plus a number of Supermarkets including Waitrose.

Commuting links are excellent as the property has direct access to the A41 which links into the M54/M6 - so offers great routes to Birmingham, Walsall and Wolverhampton, a well as Telford and Stafford. The closest railway station is in Shifnal (approximately 6 miles) with regular direct services to Birmingham New Street.



Your **Local** Property Experts  
01952 820 239

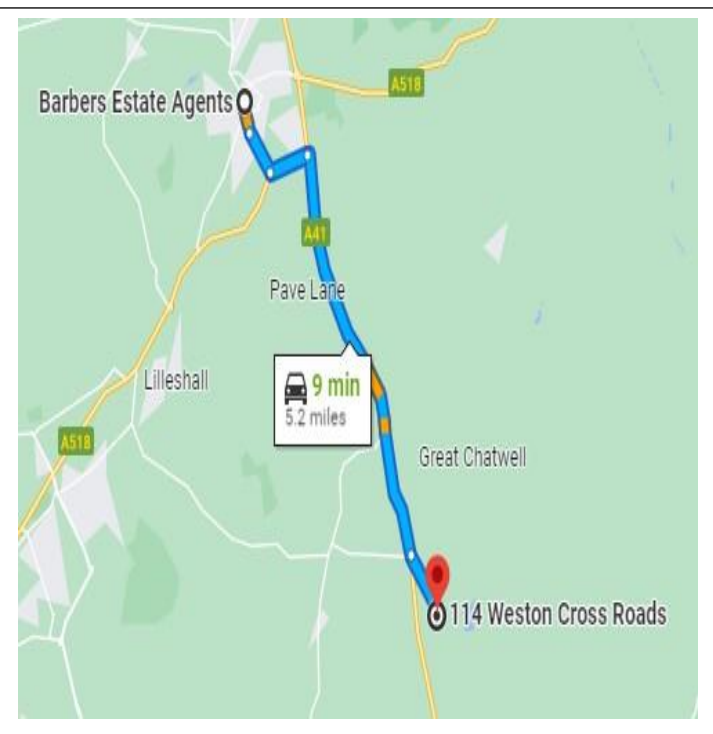


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

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 mains electricity, water and drainage are available together with LPG central heating. 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.

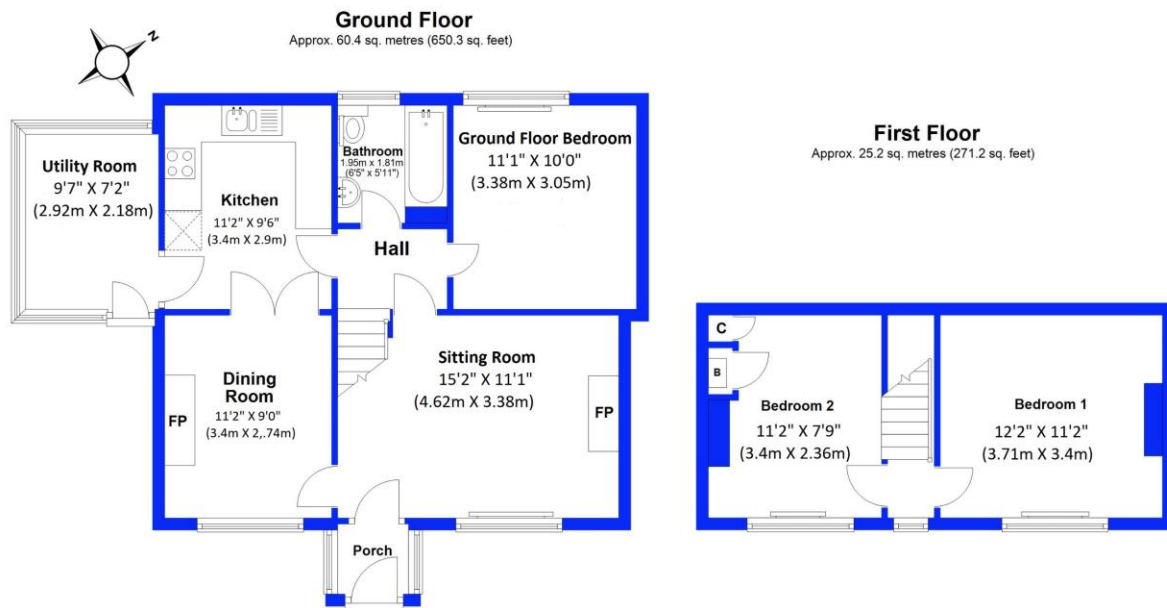
**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**DIRECTIONS:** From our office head south on High Street, continue onto Upper Bar and onto Station Road. At the roundabout, take the 1st exit onto A518 and go through 1 roundabout. At the next roundabout, take the 2nd exit onto Newport Bypass A41 and continue to follow A41 for 3.5 miles, turn left onto Plough Bank/B5314 and continue 0.5 miles then turn right, where the property will be located on the right hand side.

**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. 85.6 sq. metres (921.5 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, 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.

114 Weston Cross Roads, Shifnal



## 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.