



Helping *you* move



## 24 Cowslip Acres, Newport, TF10 9FB

A beautifully appointed Detached Family Home situated in a lovely tucked away location within a half mile of Newport Town Centre. This attractive modern home provides 5 Bedrooms, 3 Bathrooms an L Shaped Open Plan Kitchen Living Dining Room, a large Lounge, Office, Utility and an Integral Double Garage. There are good sized gardens to the rear with a Covered Leisure Area.

Offers Over  
**£500,000**

# 24 Cowslip Acres, Newport, TF10 9FB

## Overview

- Detached Family Home
- Covered Leisure Area
- L-Shaped Kitchen Living Dining Area
- Utility Room, Ground Floor W.C.
- Main Bedroom Suite with En-Suite
- Bathroom
- 3 Further Bedrooms, Jack & Jill En-Suite
- Family Bathroom, Adjoining Double Garage
- Good Sized Rear Gardens, Electric Car Charging Point
- Council Tax Band F, EPC Rating B



## BRIEF DESCRIPTION

Welcome to this beautifully designed Detached Family Home, nestled in a serene and tucked away location just half a mile away from the heart of Newport Town Centre. This stunning residence is a testament to modern elegance and comfortable living, offering a harmonious fusion of contemporary design and functional spaces.

As you step inside, you are greeted by a sense of spaciousness and sophistication that permeates every corner of this home. Boasting Five generously proportioned Bedrooms, this residence ensures ample space for the entire family and visiting guests.

## LOCATION

The property is just 0.7 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.



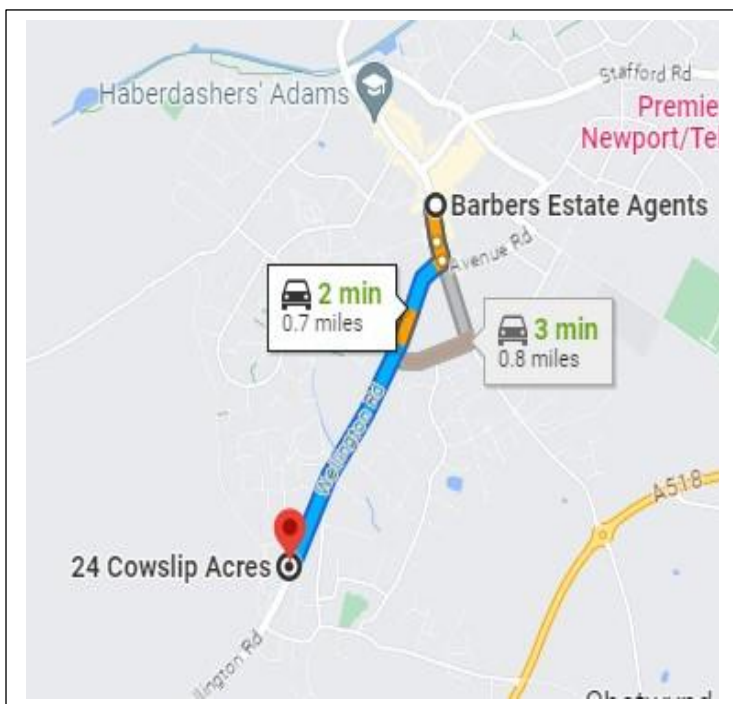
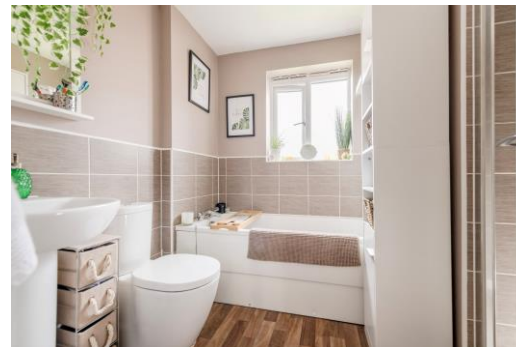
Your **Local** Property Experts  
01952 820 239



**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.

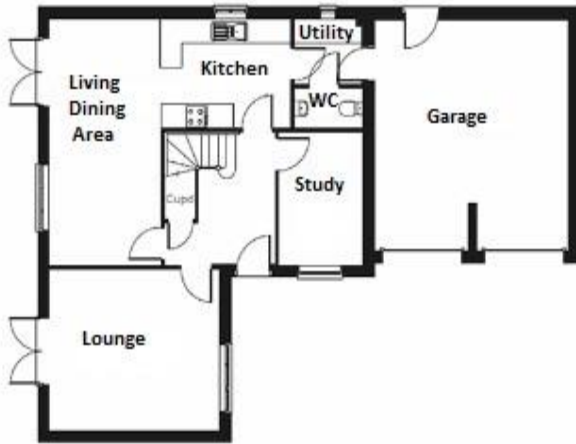
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From our office head south on High Street, continue onto Upper Bar then turn right onto Wellington Road, turn right onto Cowslip Acres 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.



**GROUND FLOOR**

Entrance Hall: 11'1" X 10'0" (3.38m X 3.05m)  
 Lounge: 15'1" X 13'7" (4.6m X 4.14m)  
 Kitchen Area: 12'6" X 9'1" (3.81m X 2.77m)  
 Living Dining Area: 20'7" X 9'10" (6.27m X 3m)  
 Utility Room: 6'5" X 5'5" (1.96m X 1.65m)  
 Study: 11'1" X 7'6" (3.38m X 2.29m)  
 Double Garage: 19'6" X 17'6" (5.94m X 5.33m)



**FIRST FLOOR**

Bedroom One: 15'2" X 15'1" (4.62m X 4.6m)  
 Bedroom Two: 15'1" X 10'3" (4.6m X 3.12m)  
 Bedroom Three: 11'0" X 10'1" (3.35m X 3.07m)  
 Bedroom Four: 10'0" X 9'3" (3.05m X 2.82m)  
 Bedroom Five: 9'3" X 8'7" (2.82m X 2.62m)

**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.