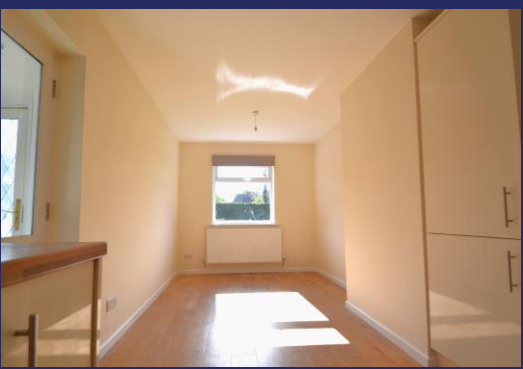




Helping *you* move



Larkwood, Tibberton, TF10 8NY

A lovely Three Bedroom Detached Bungalow which offers spacious accommodation within the village of Tibberton. The property benefits from a lovely modern Kitchen Dining Room, Lounge and Bathroom together with good sized Gardens and a Garage and Store.

Offers in the Region of
£375,000

Larkswood, Tibberton, TF10 8NY

Overview

- Spacious Detached Bungalow
- Three Bedrooms
- Kitchen Dining Room
- Lounge
- Bathroom
- Attractive Gardens
- Garage
- Village Location
- Council Tax Band C
- EPC Rating D



BRIEF DESCRIPTION

A fantastic Detached Bungalow which offers good sized accommodation within a popular village location. The property offers accommodation of: Spacious Side Entrance Porch with walk-in Store/Utility, Kitchen/Dining Room, Main Entrance Hall with Cloaks Cupboard, Spacious Lounge, Three Good Sized Bedrooms and Bathroom.

Externally the property has lovely wrap around gardens and has Garage which adjoins the entrance porch.

LOCATION

Tibberton is a rural village just over five miles from the market town of Newport, Shropshire. Tibberton has a Primary School, village shop, popular pub, All Saints Church and a Village Hall. Newport has a busy High Street with a good mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and the property is within the catchment area of Newport's highly regarded High and Grammar Schools.

Shrewsbury and Telford offer a wider range of shops and facilities, and the A41 (6 miles) and opens the property up to wider commuter access to both Manchester and Birmingham.



Your **Local** Property Experts
01952 820 239

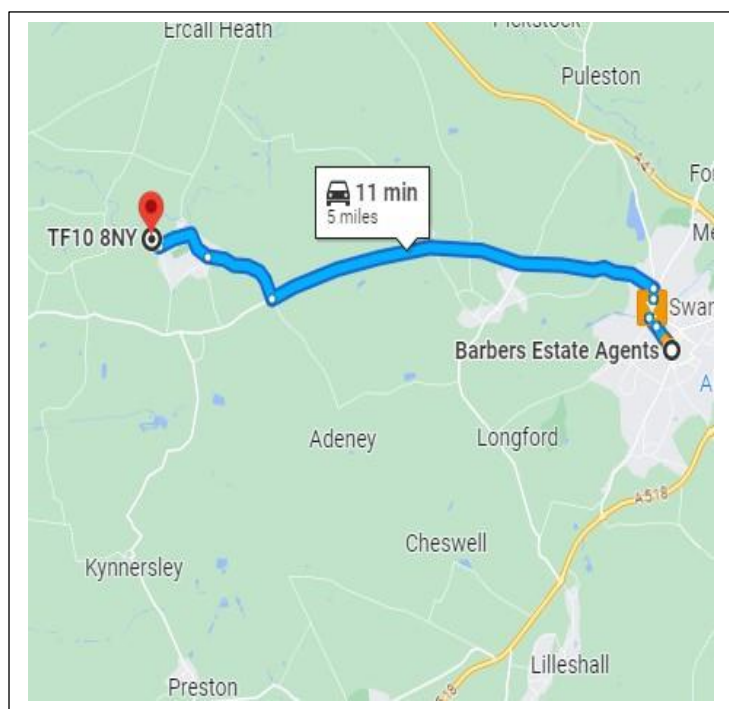


USEFUL INFORMATION: TO VIEW

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

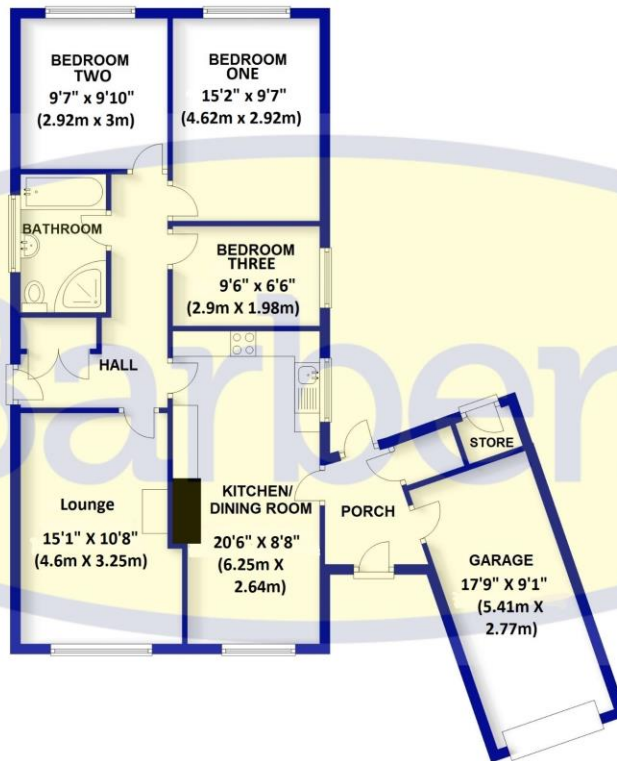


DIRECTIONS: From Newport High Street proceed into Chetwynd End, turn left onto the B5062 signposted Edgmond, continue through the village of Edgmond for approximately 2 miles past Harper Adams University College. Take the turning right into Tibberton, continue through the village, past the Sutherland Arms Public House and the property can then be found on the right hand side after a short distance.

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
APPROX. 93.2 SQ. METRES (1003.2 SQ. FEET)



TOTAL AREA: APPROX. 93.2 SQ. METRES (1003.2 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



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.