



Helping *you* move



8A Kings Head Home Park, Newport, TF10 7LG

A brand new park home situated on a lovely plot within this well maintained residential park, ideally situated for Newport Town Centre which is a short distance away. The property is available to the 55's only and comprises: Kitchen, Utility Room, Lounge, Study, 2 Bedrooms together with En-Suite and further Bathroom, together with lawned Gardens and good size Parking area.

Offers in the Region of
£300,000

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Overview

- Brand New Park Home
- 2 Bedrooms, Suitable for Over 55's Only
- External Measurements of Park Home 45' X 20'
- Kitchen, Utility Room
- Lounge, Study
- Main Bedroom with En-Suite
- Fitted Furniture to Bedrooms
- Bathroom, Lawned Gardens
- Good Size Parking
- Council Tax Band A
- Ground Rent of Currently £220.00 Per Calendar Month



BRIEF DESCRIPTION

A brand new park home situated on a premium plot within this well maintained and highly desirable residential park, suitable for the Over 55's. The property offers accommodation of: A very spacious Kitchen with many fitted appliances a separate Utility Room, spacious Lounge, 2 Bedrooms with fitted furniture an En-Suite and a further Bathroom, purpose built Office. Externally the property is situated in large lawned gardens with a small woodland copse backdrop, and a good sized Parking area.

LOCATION

The property is just 0.6 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

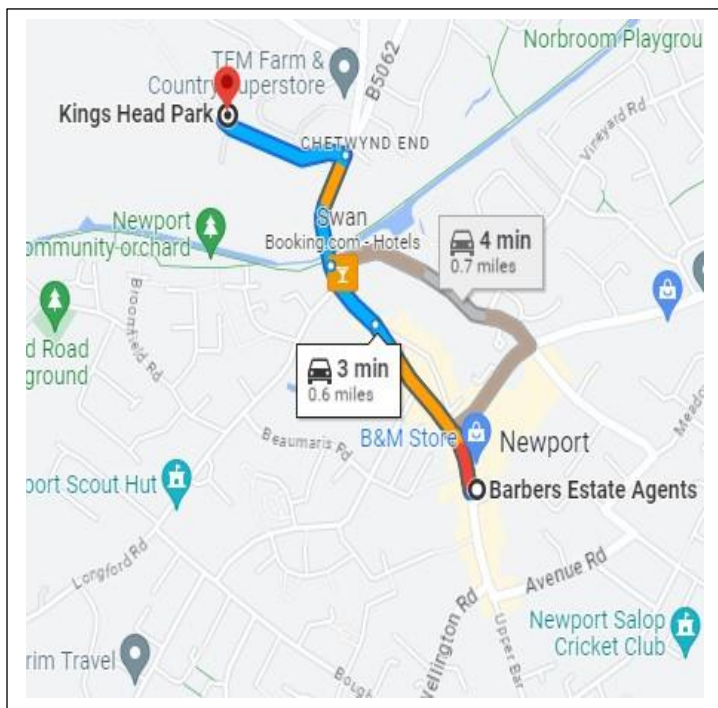
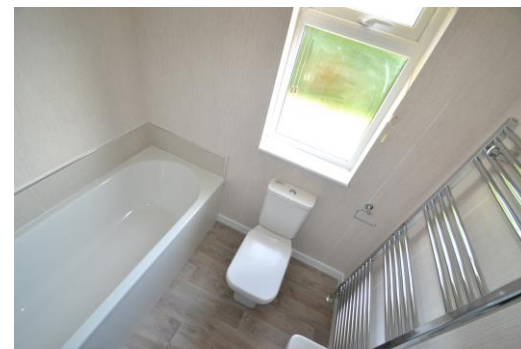


USEFUL INFORMATION: TO VIEW

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.

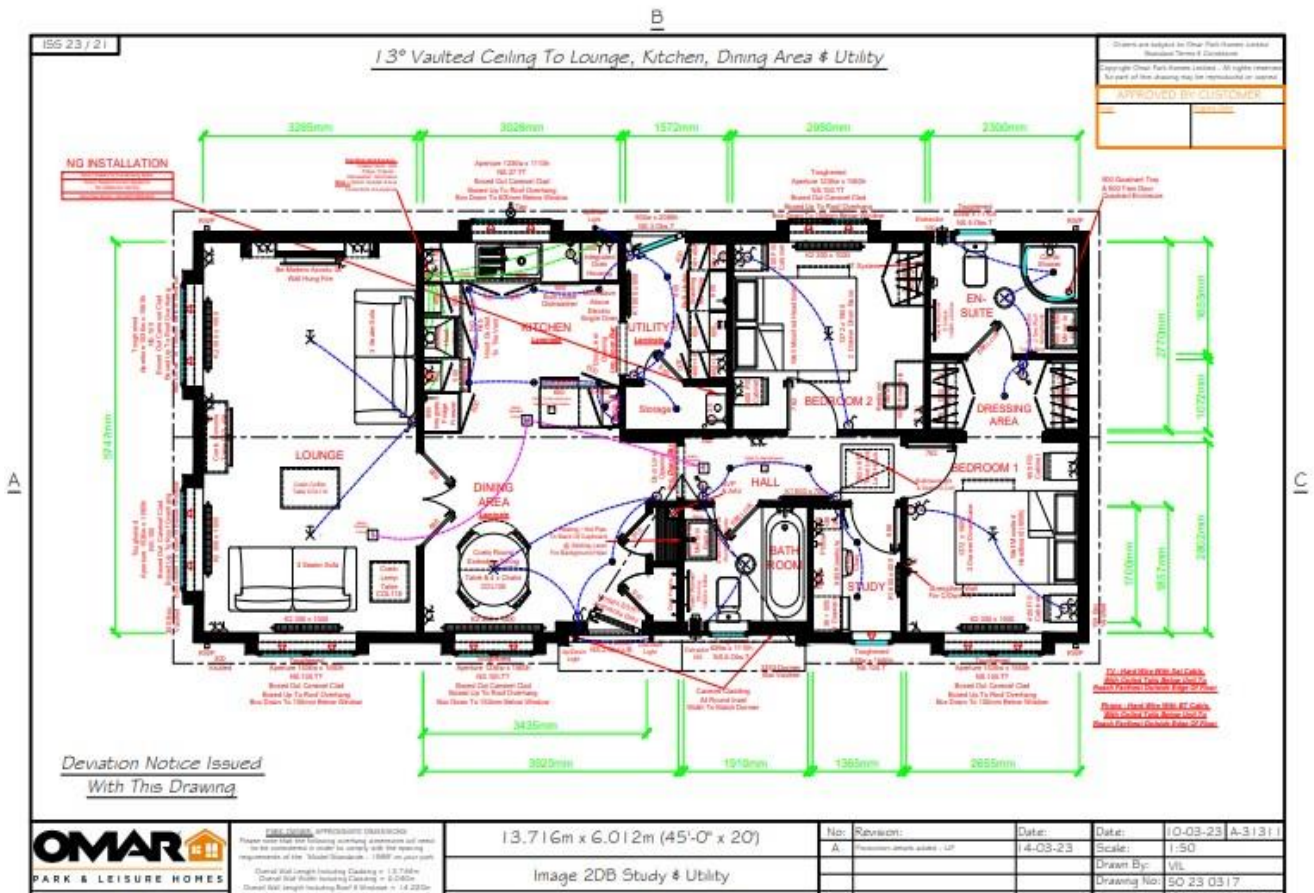
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office head north on High Street, go straight across at the mini roundabout, continue onto Lower Bar, continue onto Chetwynd End then turn left onto Green lane and 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.



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

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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.