



Helping *you* move



56 Summerhouse Grove, Newport

An exceptionally well presented modernised and extended Detached Family Home brilliantly located giving easy access to the Town Centre and offering spacious family accommodation of: 3 Double and One Single Bedroom, Large En-Suite and a Family Bathroom, Lounge/Dining Room, Kitchen Breakfast Room, Office/Playroom, Parking for 3 Cars and Lawned Rear Garden.

Offers in the Region of
£415,000

56 Summerhouse Grove, Newport

Overview

- A Really Lovely Modernised and Extended Detached House
- 4 Good Sized Bedrooms, En-Suite and Family Bathroom
- Very Spacious Ground Floor Accommodation
- Through Hall, Ground Floor W.C.
- Exceptional Lounge/Dining Room
- Attractive Modern Kitchen & Breakfast room
- Separate Office/Play Room
- Parking for 3 Cars and Lawned Rear Garden
- Council Tax Band E, EPC Rating - D



BRIEF DESCRIPTION

An exceptional Detached Modernised and Extended Family Home having accommodation of: Through Entrance Hall, Ground Floor W.C, very spacious Lounge/Dining Room, Large Breakfast Kitchen, Separate Office/Play Room. The first floor comprises: Main Bedroom with Dressing Area and Large En-Suite, 3 Further Bedrooms and Bathroom, Parking to the front and Lawned Rear Garden.

LOCATION

The property is just 0.5 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.



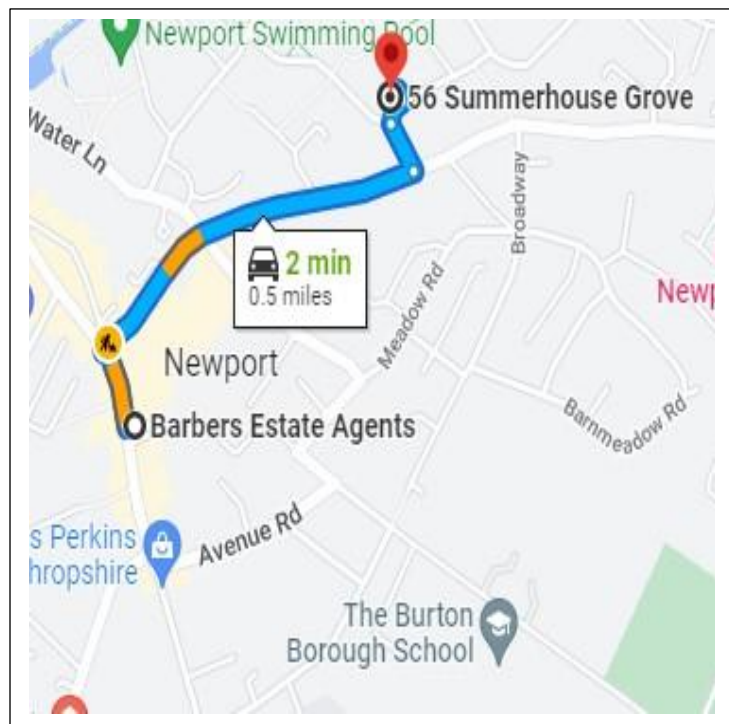
Your **Local** Property Experts
01952 820 239



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.

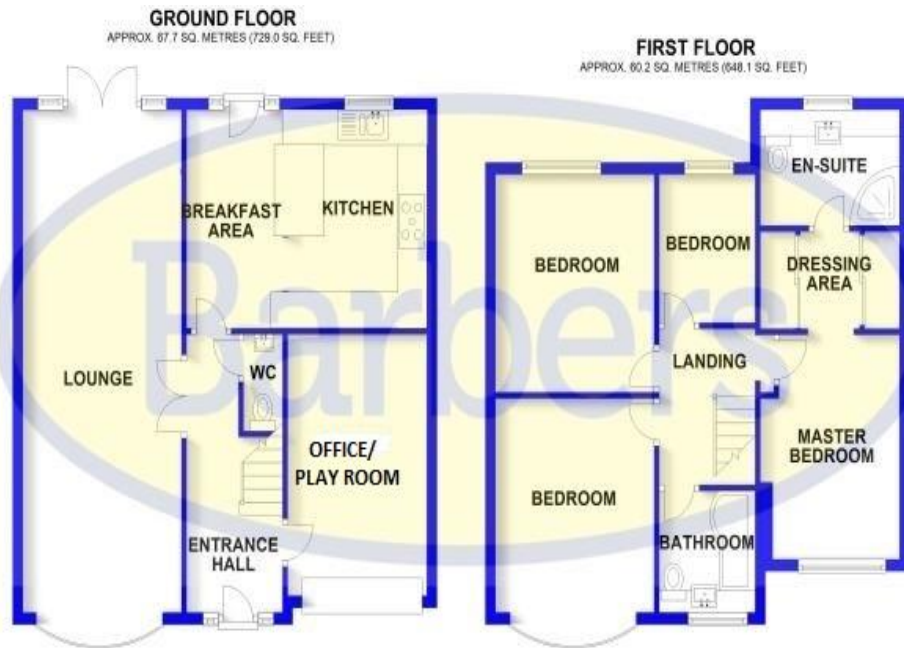
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office in the High Street, head north and at the mini roundabout take the second exit onto Stafford Street. Continue for approximately 0.3 miles then turn left onto Vineyard Drive, turn right onto Lapworth Way the finally turn left onto Summerhouse Grove where the property will be located on the left 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.

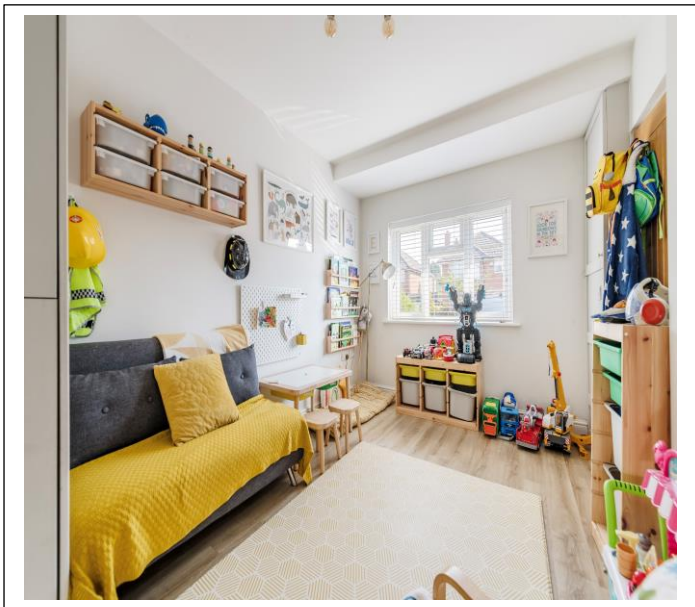
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



- Office/Play Room: 14'7" X 9'2" (4.44m X 2.79m)
- Lounge/Dining Room: 30'9" X 10'5" (9.37m X 3.18m)
- Kitchen/Breakfast Room: 16'5" X 12'0" (5m X 3.66m)
- Bedroom One: 19'0" Max X 9'1" (5.79m X 2.77m)
- En-Suite Shower Room: 7'8" X 6'4" (2.34m X 1.93m)
- Bedroom Two: 14'4" Into Bay X 10' 5" (4.37m X 3.18m)
- Bedroom Three: 11'10" X 10'5" (3.61m X 3.18m)
- Bedroom Four: 7'10" X 8'2" (2.39m X 2.49m)

TOTAL AREA: APPROX. 127.9 SQ. METRES (1377.2 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

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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.