



Helping *you* move



6 Kingfisher Close, Newport, TF10 8QD

A desirable Family Home with spacious and tastefully decorated rooms comprising: Entrance Hall, Ground Floor WC, Office (Converted Garage), large Lounge, separate Dining Room, Conservatory, Breakfast Kitchen, Utility with Walk-in Store, Main Bedroom with En-Suite and Fitted Wardrobes, 3 further Bedrooms and Family Bathroom. Externally there is front Parking and enclosed rear Lawned Gardens.

Offers in the Region of
£390,000

6 Kingfisher Close, Newport, TF10 8QD

Overview

- Lovely Detached Family Home
- Four Bedrooms, Main with En-Suite
- Through Entrance Hall, Ground Floor W.C.
- Kitchen Breakfast Room, Utility Room
- Lounge, Office (Garage Conversion)
- Dining Room
- Conservatory, Lounge
- Family Bathroom, Parking
- Cul-de-Sac Location
- Private Rear Gardens
- Council Tax Band E, EPC Rating C



BRIEF DESCRIPTION

A highly desirable and tastefully decorated Family Home having spacious light and airy accommodation comprising: Through Entrance Hall, Ground Floor W.C., Office (Garage Conversion) exceptionally spacious Lounge, Separate Dining Room, Conservatory, Breakfast Kitchen, Utility with Walk in Store.

The first floor comprises: Main Bedroom with En-Suite and Fitted Wardrobes, 3 further Bedrooms and a Family Bathroom. Externally there is Parking to the front and to the rear lie the enclosed Lawned Gardens.

LOCATION

The property is just 1.1 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.



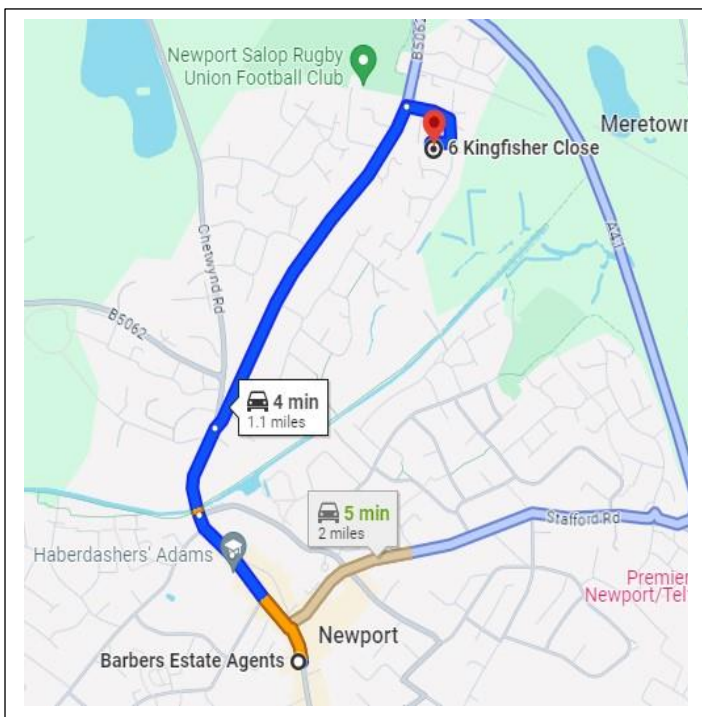
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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



DIRECTIONS: From Newport High Street, past the church, into Lower Bar, going straight ahead over the mini-roundabout adjacent to the petrol station. Take the next right hand turn into Forton Road (signposted Eccleshall), and after approximately 1/2 a mile, take the right hand turn into Beechfields Way. Follow the road around a sharp left hand bend and Kingfisher Close can be found on the left hand side. Number six is situated just to the right, at the top of the cul-de-sac.

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.



This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which has been carried out for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures 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 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

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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.