



Ashfield, 4 Station Approach, Newport, TF10 7EP

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**Freehold – Offers in the Region of
£795,000**



Features

- Beautiful Renovated Grade 2 Listed, Regency Style Property
- Numerous Period Features Including Ornate Fireplaces
- Four Bedrooms, Bedroom Two with En-Suite
- Entrance Hall, W.C. Cloaks, Sitting Room
- Drawing Room, Office, Breakfast Room
- Kitchen, Cellar, Family Bathroom
- Log Store, Summer House, Garage split into Two Workshops
- Traditional English Garden
- Council Tax Band E
- EPC Rating - D



BRIEF DESCRIPTION

An extraordinary opportunity awaits to acquire a meticulously renovated and exquisitely presented Grade 2 Listed, Regency-style property nestled in a prime Newport location. This spacious residence exudes character, boasting numerous original features such as Servant Bells, High Ceilings, and Ornate Fireplaces.

Upon entering, a grand Hallway leads to various ground-floor amenities including a WC, Office, Drawing Room, Sitting Room, Breakfast Room with charming butler's cupboards, and a Kitchen with separate external access to a convenient Utility Room. The Cellar, adaptable for various uses, includes a wine storage area.

Ascend a beautiful feature staircase to discover a spacious landing granting access to Four stunning Double Bedrooms, a family Bathroom, and a generously sized En-Suite.

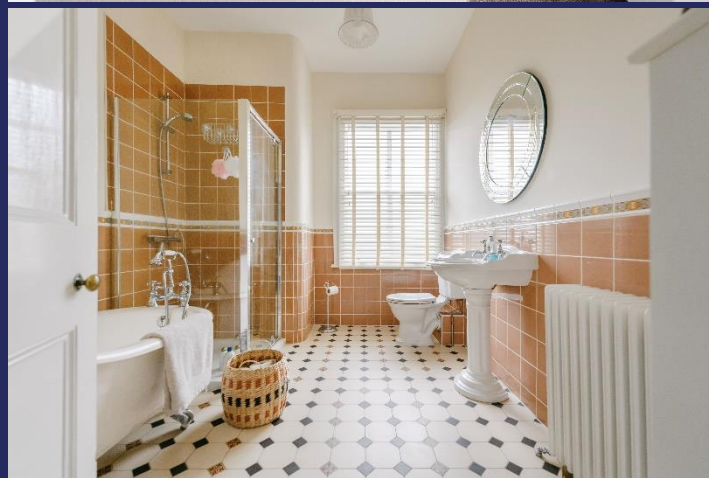


Externally, the property is set back from the road with a gravel Driveway and Parking area leading to a Detached Garage. The attractive gardens feature a Summerhouse and a Gardener's W.C., while additional front gardens boast a raised level lawn. Benefitting from a well-positioned location within the town, this property offers easy access to a wealth of amenities including schools and commuter routes.

LOCATION

The property is just 0.4 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.



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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

DIRECTIONS: From our office head south on High Street, continue onto Upper Bar, turn left onto Pen-Y-Bryn Way and the property will be located on the right hand side as identified by our For Sale Board.

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

EPC RATING – D-60 The full energy performance certificate (EPC) is available for this property upon request.

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.

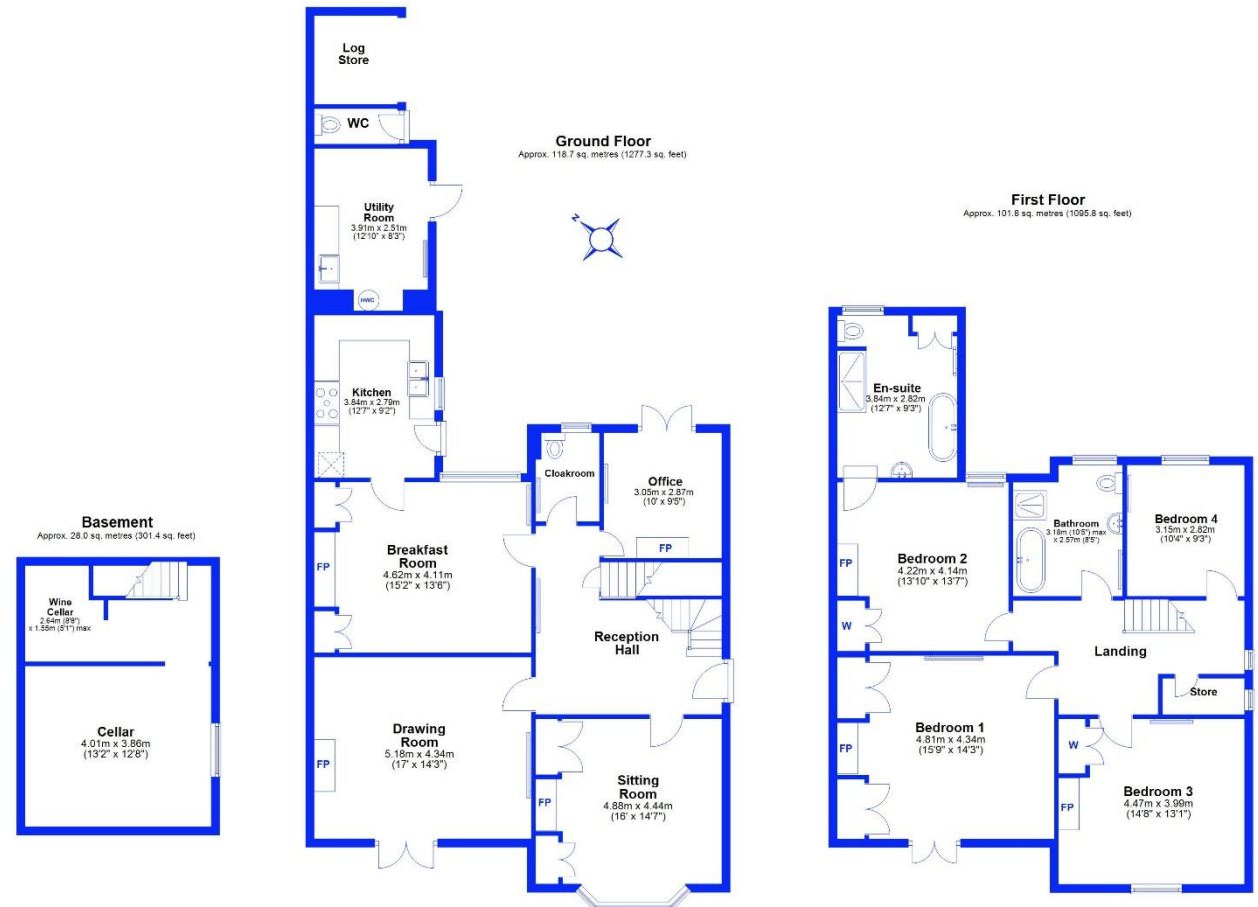
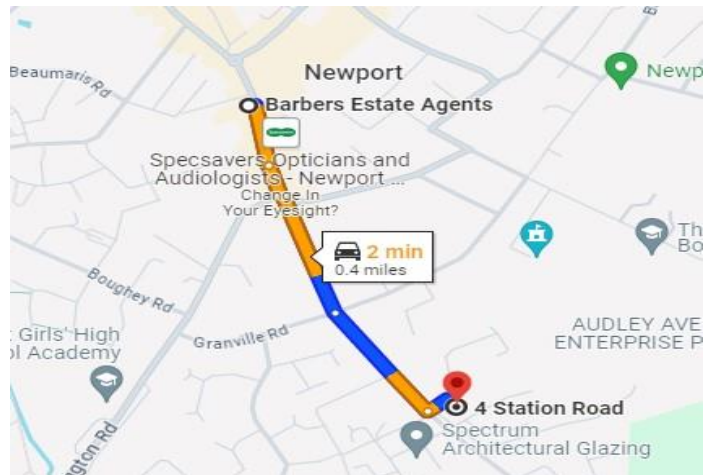
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an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

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

NE35564





Total area: approx. 248.5 sq. metres (2674.5 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture 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 subject property. Plan produced using PlanUp.

4 Station Approach, Station Road, Newport

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 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.



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