



Helping *you* move



37 Audley House Mews, TF10 7BP

A 2 Bedroomed End of Terrace Mews property in the corner of the development. With separate Kitchen and Lounge/Diner, as well as a Rear Garden and allocated Parking – all offered with no upward chain.

Offers in the Region of
£145,000

37 Audley House Mews, TF10 7BP

Overview

- Two Bedroom Mews House
- *No Upward Chain*
- Kitchen
- Lounge, Dining Room
- Rear Garden with Patio and Lawned Area, Gate to Rear Fields
- Allocated Parking Space, Great Location for Newport Town
- Service Charge is currently £977.63 Per Annum
- Ground Rent is currently £150 per Annum
- Garden Shed, Leasehold
- EPC Rating D, Council Tax Band B



BRIEF DESCRIPTION

37 Audley House Mews is a 2 Bedroom End of Terrace Mews House located within walking distance of Newport Town Centre. It is also offered to the market with no upward chain. In a desirable position within the development, you will find a Lounger/Diner with access to the Rear Garden, as well as a Kitchen with feature porthole window. Upstairs there are 2 Bedrooms and the Bathroom. The secluded rear Garden allows access to the playing fields to the rear, and the property also benefits from an Allocated Parking Space.

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

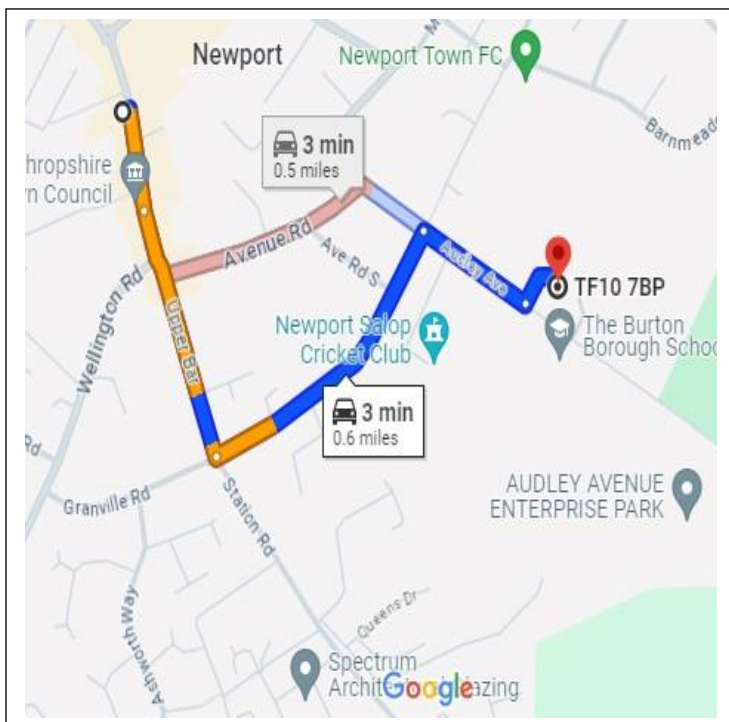


USEFUL INFORMATION: TO VIEW THIS

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. 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



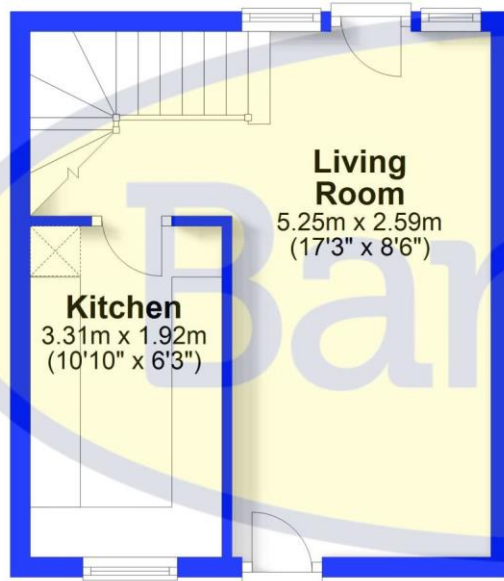
DIRECTIONS: SAT NAV: TF10 7BP From the High Street in Newport turn right at mini roundabout into Stafford Street, then turn right at traffic lights into Audley Road and continue along to the junction at the end of the road. Turn right again and follow this road towards Burton Borough High School, turning left into Audley House Mews.

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. 24.2 sq. metres (260.4 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.4 sq. feet)



Total area: approx. 48.4 sq. metres (520.9 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

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Email: newport@barbers-online.co.uk

Barbers

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.