



Helping *you* move



### 3 Moreton Bank Cottages, Moreton, TF10 9DY

A charming Victorian 4 Bedroom Terraced Property, situated in a lovely countryside location and offering character accommodation of: Entrance Porch, Lounge, Kitchen Breakfast Room, Utility, Cloaks and W.C, separate Dining Room. The first floor comprises: Four Bedrooms and a spacious Bathroom. Externally the main Gardens lie to the front and are enclosed and offer privacy, and there are 2 generous Parking Spaces.

Offers in the Region of  
**£345,000**



# 3 Moreton Bank Cottages, Moreton, TF10 9DY

## Overview

- Delightful Victorian Terraced Property
- Four Bedrooms
- Kitchen Breakfast Room, Cloaks and W.C.
- Lounge and Separate Dining Room
- Family Bathroom
- Two Car Parking Spaces
- Countryside Location
- Lovely Lawned Front Garden
- Council Tax Band C
- EPC Rating – D-61



## BRIEF DESCRIPTION

Step into the allure of this captivating Victorian Terraced Property nestled in a picturesque countryside setting. This charming home boasts Four Bedrooms and exudes character throughout its well-appointed spaces. Upon entering, you are greeted by an inviting Entrance Porch leading into a cosy Lounge, perfect for relaxation and gatherings. The Kitchen Breakfast Room is ideal for culinary adventures, complemented by a Utility Area, Cloaks, and W.C for convenience. A separate Dining Room sets the stage for delightful meals and entertaining. Ascending to the first floor, discover Four tastefully appointed Bedrooms and a generously proportioned Bathroom offering both comfort and style.

## LOCATION

The property is just 4.7 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market.

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

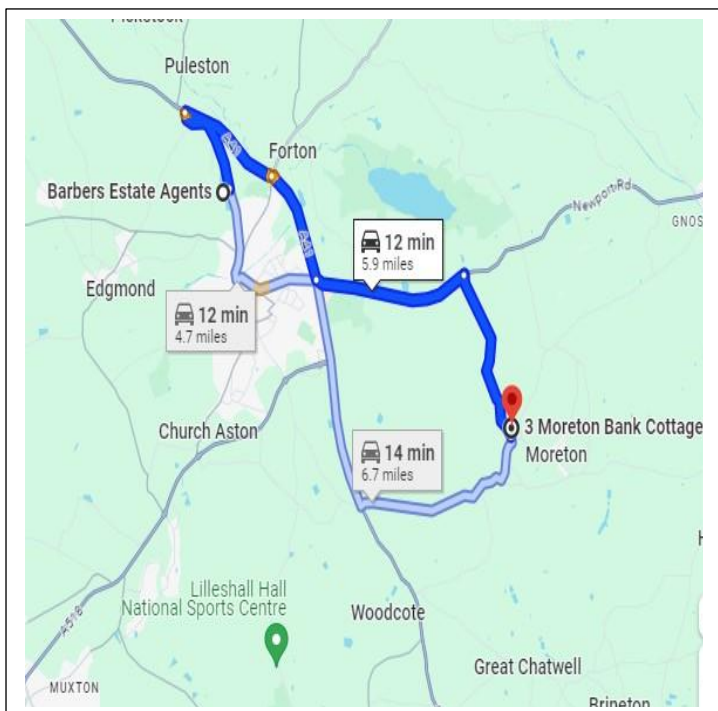


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto: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:** Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ

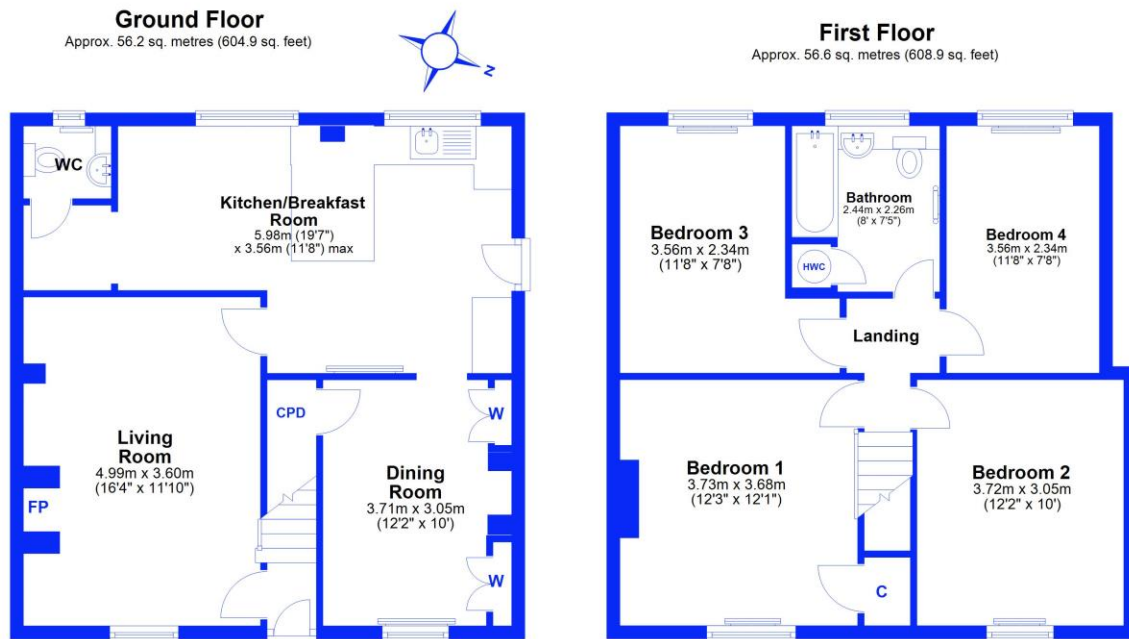


**DIRECTIONS:** From Newport take the A518 towards Gnosall for approximately two miles. Turn right just after the hump back bridge into Coley Lane signposted Coley and Outwoods. Continue through the village of Outwoods and just after leaving the village the property can be located on the right hand side 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.





Total area: approx. 112.8 sq. metres (1213.8 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.

**3 Moreton Bank Cottages, Moreton, Newport**



**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](mailto:newport@barbers-online.co.uk)



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.