



Helping *you* move



### 34 Wellington Road, Newport, TF10 7HD

A good size Three Bedroom Semi-Detached House, which is conveniently situated within walking distance of Newport Town Centre and Local Schools. The property has off road Parking and good sized rear Gardens.

Offers in the Region of  
**£250,000**

# 34 Wellington Road, Newport, TF10 7HD

## Overview

- Three Bedroom Semi-Detached House
- Situated within walking distance of Newport Town Centre and Local Schools
- Open Plan Kitchen/Dining Room
- Sitting Room
- Three Bedrooms
- Family Bathroom
- Driveway
- Tarmac Yard Area, Lawned Gardens
- Council Tax Band B
- EPC Rating -D64



## BRIEF DESCRIPTION

A larger than average, Edwardian, three Bedroom Semi-Detached House, within walking distance of the Town Centre and local schools. The property is good condition and comprises accommodation of: Good size open plan Kitchen/Dining Room, Sitting Room, Three Bedrooms and Bathroom.

Externally to the front of the property there is a tarmacadam driveway and to the rear there is a tarmac yard leading to lawned rear Garden with panel fencing.

## LOCATION

The property is just 0.2 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

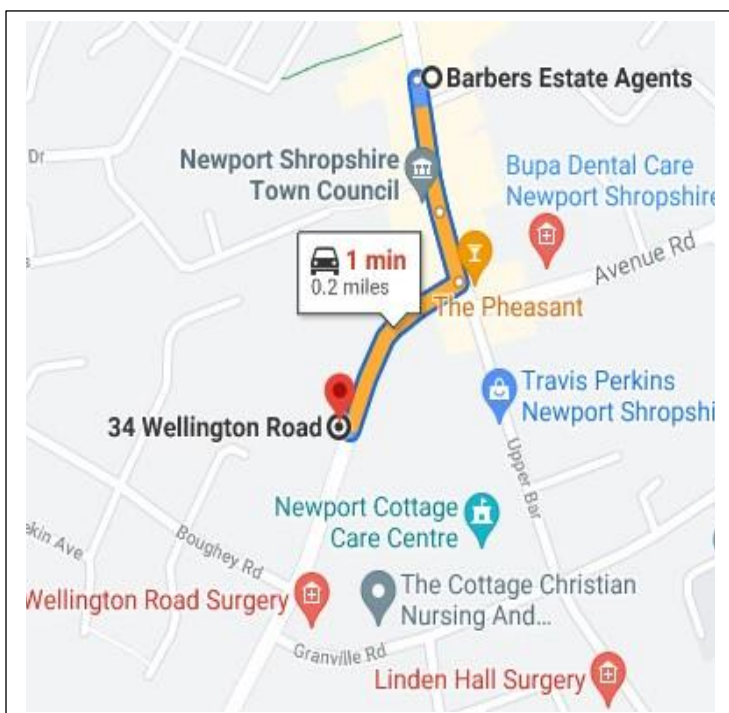


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** please contact our Newport Office, 30 High Street, Newport, FT10 7QA 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 Of com mobile and broadband checker website. <https://checker.ofcom.org.uk/>

**LOCAL AUTHORITY:** Telford & Wreking Council, South water One, South water Square, South water Way, Tel ford, FT3 4JG. Tel: 01952 380000



**DIRECTIONS:** From our office in the High Street, continue onto Upper Bar, then turn right onto Wellington Road, where the property will be located on the right 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.

**Ground Floor**  
Approx. 44.5 sq. metres (479.1 sq. feet)



**First Floor**  
Approx. 44.5 sq. metres (479.1 sq. feet)



Total area: approx. 89.0 sq. metres (958.3 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 were mand 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.

**34 Wellington Road, 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

Tel: 01952 820 239

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.