



Helping *you* move



## 11 Buckland Walk, Newport, TF10 7NQ

Buckland Walk is a spacious Detached Family Home situated on a good sized plot with pleasant gardens to the rear. This lovely modern home has the benefit of Double Glazing throughout and comprises: Breakfast Kitchen, separate Dining Room, Lounge, Four Bedrooms, Two En-Suites to Main and Second Bedroom and Family Bathroom.

Offers in the Region of  
**£439,995**

# 11 Buckland Walk, Newport, TF10 7NQ

## Overview

- A Spacious Detached Family Home
- Four Bedrooms, Two with En-Suites
- Entrance Hall
- Breakfast Kitchen
- Lounge
- Dining Room
- Bathroom
- Lovely Lawned Gardens
- Garage and Driveway Parking
- Popular Location
- Council Tax Band E
- EPC Rating - D-66



## BRIEF DESCRIPTION

A good sized Detached Family Home situated in mature and highly desirable surroundings. This attractive modern home has the benefit of Double Glazing throughout and offers accommodation of: Through Entrance Hall, Ground Floor W.C. Breakfast Kitchen, separate Dining Room.

The first floor comprises: Main bedroom with En-Suite, 2nd Bedroom with En-Suite, 2 further Bedrooms and a Family Bathroom. The property sits on a good sized plot with pleasant Gardens to the rear together with Parking and Integral Garage.

## LOCATION

The property is just one mile 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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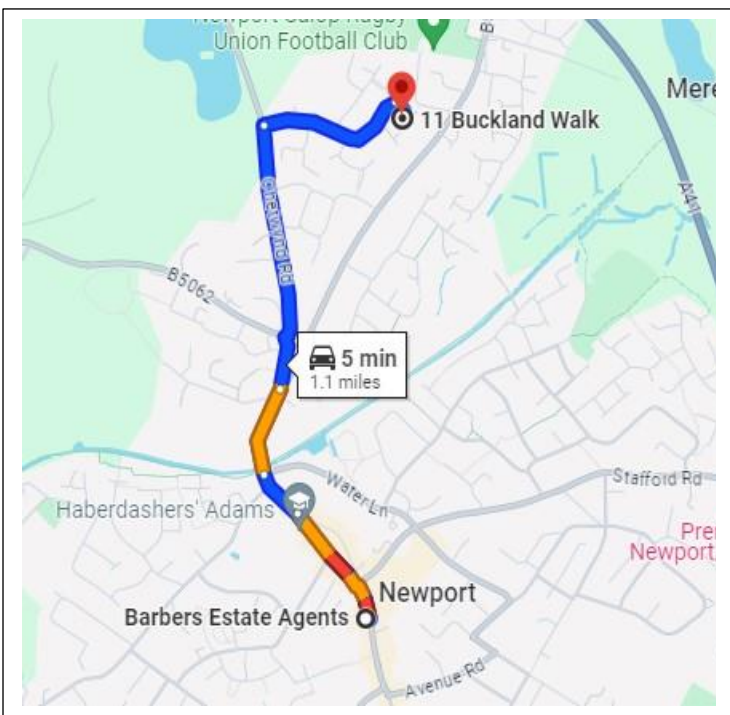


**USEFUL INFORMATION: TO VIEW THIS**

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



**DIRECTIONS:** Proceed out of Newport on the Chetwynd Road, turning right into Deer Park Estate; continue along to this road where 11 Buckland Walk will be located on the right hand side as identified by our For Sale Board.

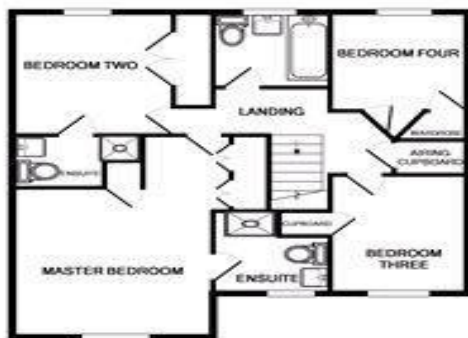
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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.



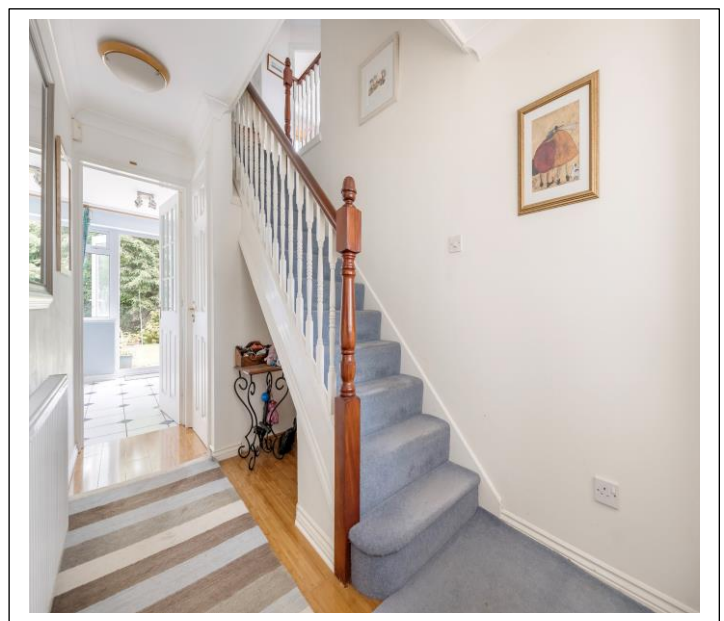
GROUND FLOOR

**Lounge:**  
19'3" X 11'9" Into Bay (5.87m X 3.58m)  
**Dining Room:**  
10'4" X 9'9" (3.15m X 2.97m)  
**Breakfast Kitchen:**  
16'10" X 10'0" (5.13m X 3.05m)  
**Bedroom One:**  
12'0" X 11'3" Extending to 16'8" (3.66m X 3.43m)  
**Bedroom Two:**  
10'4" X 9'6" (3.15m X 2.9m)  
**Bedroom Three:**  
8'0" X 8'0" (2.44m X 2.44m)  
**Bedroom Four:**  
9'9" X 8'2" (2.97m X 2.49m)  
**Garage:** 17'9" x 8'0" (5.41m x 2.44m)



1ST FLOOR

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## 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.