



Helping *you* move



Aqua View, Sutton, Newport, TF10 8DD

Aqua View is a Four-Bedroom Detached Bungalow and whilst the property is in need of complete refurbishment, it is set on a generous plot with Large Gardens and Breathtaking Views to the front. It presents a fantastic opportunity to create a stunning home in a highly desirable location, offering spacious reception rooms and plenty of potential for transformation.

Offers in the Region of
£329,995

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Overview

- Detached Bungalow
- In Need of Complete Refurbishment
- Four Bedrooms, Main with En-Suite Bathroom
- Kitchen, Utility Room
- Lounge, Sitting Room
- Conservatory
- Bathroom
- Garage, Lawned Rear Gardens
- Stunning Countryside Views
- EPC Rating – F
- Council Tax Band E



BRIEF DESCRIPTION

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While the property is in need of a complete refurbishment, it presents an excellent opportunity to create a stunning home in a highly desirable location, offering spacious reception rooms and plenty of potential for transformation.

LOCATION

The hamlet of Sutton is rural, yet within just a few miles of the market town of Newport, with its 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.

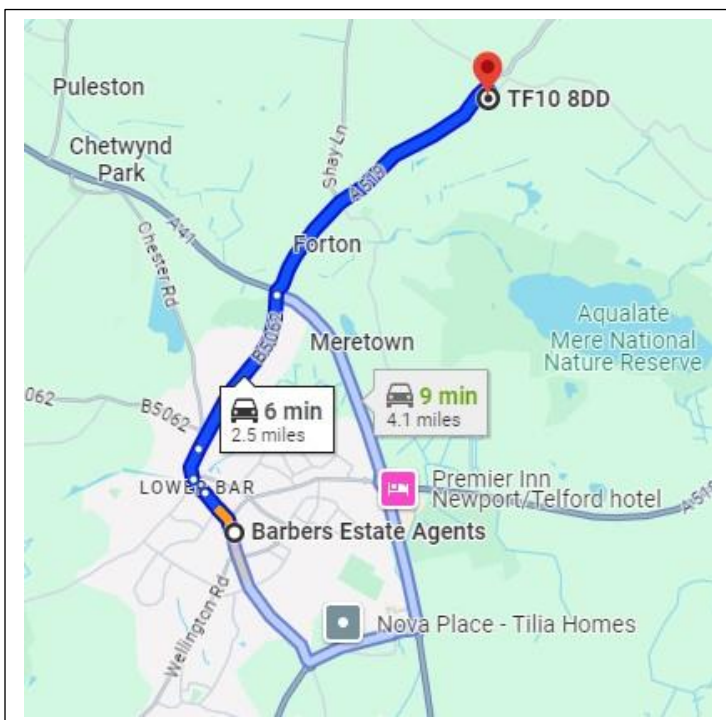
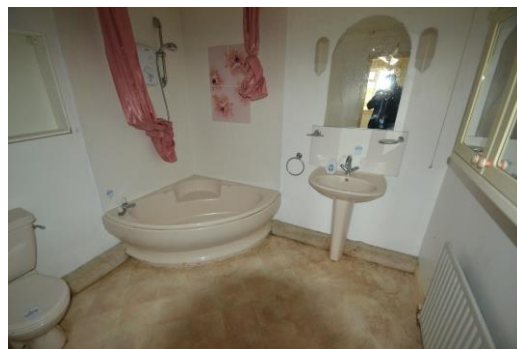
A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



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 mains water and electricity 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



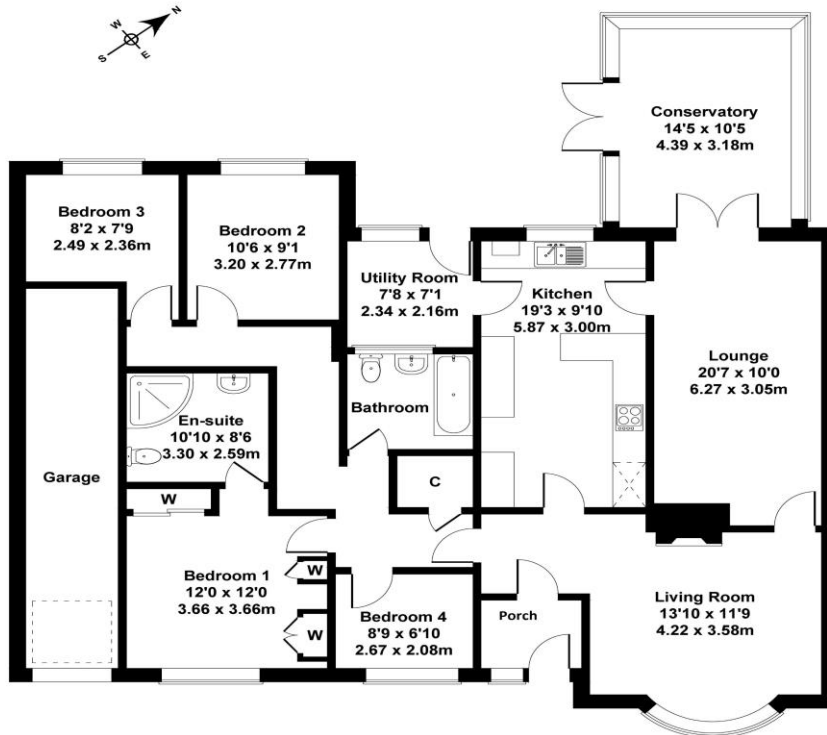
DIRECTIONS: From Newport, proceed in a north-easterly direction for approximately 2 miles, along the A519, through the village of Forton until you reach the hamlet of Sutton. At the offset crossroads, take the right hand turning (before you reach the Red Lion) as the road takes a slight bend, the property can be found on your left hand side.

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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Aqua View

Approximate Gross Internal Area
1582 sq ft - 147 sq m
(Excluding Garage)



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



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.