



Helping *you* move



Well Cottage, 3 Howle, Newport, TF10 8AY

A very attractive, extended Semi-Detached Cottage set in approximately 1/2 an acre of Garden Grounds and offering spacious family accommodation with good links to Newport with its excellent schools and its full range of shops and facilities. Stafford station is approximately 30 minutes by car and has a direct line to London.

Offers in the Region of
£565,000

Well Cottage, 3 Howle, Newport, TF10 8AY

Overview

- Extended Semi-Detached Cottage
- Set in Half an Acre with Views Over Open Countryside
- Entrance Hall, Kitchen, Utility Room
- Snug Sitting Room, Lounge
- Four Bedrooms
- Dressing Area and En-Suite with Roll Top Bath and Family Bathroom
- Beautiful Countryside Location
- Parking and Lovely Landscaped Gardens
- Council Tax Band D
- EPC Rating E



BRIEF DESCRIPTION

Discover this charming, spacious and extended Semi-Detached Cottage, nestled within approximately Half an Acre of beautifully Landscaped Gardens. Perfect for family living, the property benefits from convenient access to Newport's excellent schools, a variety of shops, and local amenities. Stafford Station is just a 30-minute drive away and provides direct train services to London. The welcoming interior includes an attractive Entrance Hall leading to a spacious Lounge, a cosy Snug or potential Home Office, and an expansive Open-Plan Kitchen, Living, and Dining Area with a country-style Kitchen. Additional features on the ground floor include a separate Utility Room, Rear Hall, and Convenient WC.

LOCATION

Howle is a small hamlet just four miles from the market town of Newport with its busy High Street offering you a good mix of shops, boutiques, pubs, supermarkets and a Victorian indoor market - and is within the catchment area of Newport's highly rated High and Grammar Schools.

Nearby villages of Tibberton, Edmond and Hinstock are also in easy reach and offer you a choice of outstanding primary schools, pubs, local shops and Post Offices. Slightly further afield are Telford, Shrewsbury and Stafford - with direct trains to Birmingham and London.



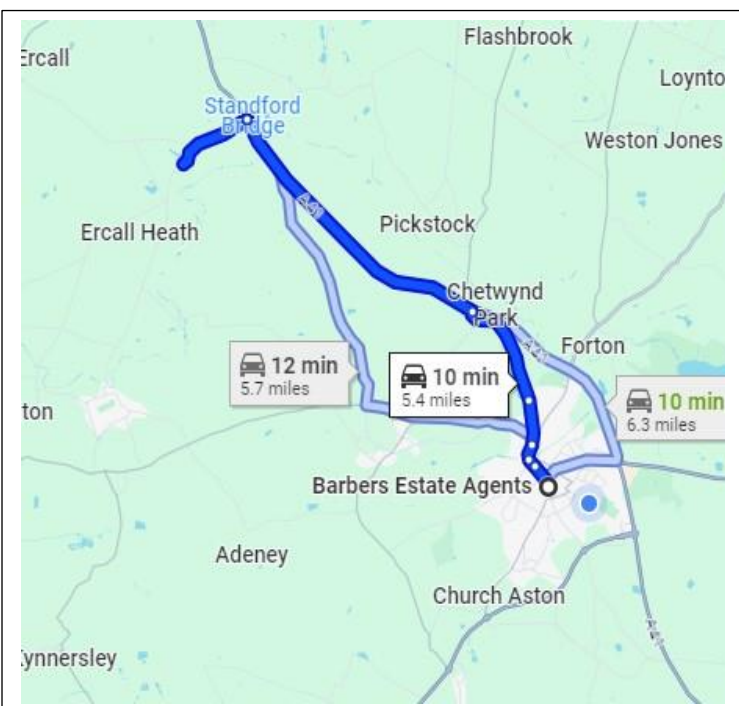
Your **Local** Property Experts
01952 820 239



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 the property has mains water, electricity and septic tank drainage and oil fired central heating 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/>

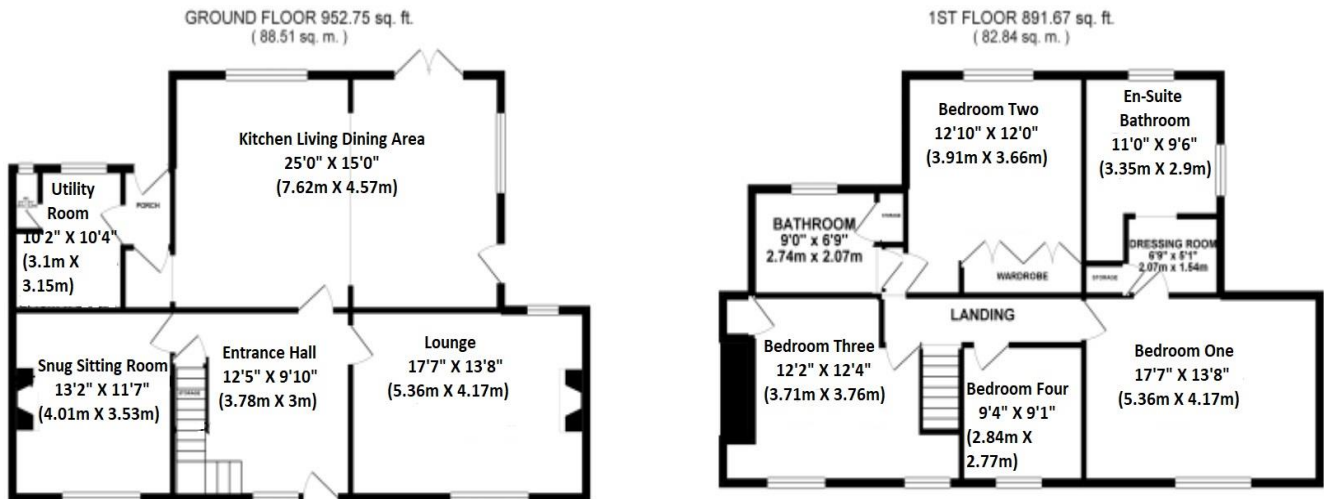
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG.



DIRECTIONS: Proceed from Newport on the A41 in a northerly direction for about 3 miles, at Standford Bridge turn left signposted Howle, continue for approximately 1.5 miles and the property is located on the right hand side after the pool.

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 FLOOR AREA : 1844.42 sq. ft. (171.35 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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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.