



Helping *you* move



The Old Orchard, Beaumaris Road, Newport, TF10 7BN

A stunning, modern, Detached House which is located within walking distance of Newport Town Centre. There is high-quality flooring throughout and the added luxury of Air Conditioning to all the first-floor bedrooms. Externally, the property provides Ample Parking for Several Vehicles with an Attractive Rear Garden.

Offers in the Region of
£495,000

The Old Orchard, Beaumaris Road, Newport, TF10 7BN

Overview

- An Impressive, Modern, Detached Home
- Within Walking Distance of Newport Town Centre
- Four Double Bedrooms all with Air Conditioning
- Beautiful Kitchen Dining Room with Hot Water Tap and Central Island
- Ground Floor Office, Utility Room
- Spacious Lounge with Feature Fireplace
- Two En-Suites and Family Bathroom
- Ample Parking for Several Cars
- Landscaped Rear Gardens
- Council Tax Band F, EPC Rating B



BRIEF DESCRIPTION

An impressive modern, Detached House, beautifully decorated throughout with tasteful finishing touches, high quality flooring, and the added luxury of Air Conditioning to the first-floor bedrooms. The property features a striking Entrance Hall leading to a spacious Lounge with a feature fireplace. There is also a useful ground-floor Office and a convenient Cloakroom/WC. The delightful Kitchen includes an instant hot water tap, a central island, and access to the Utility Room.

Upstairs are Four generous Double Bedrooms, two of which have En-Suite facilities-one with a Bath and the other with a Double Shower-along with a further well-appointed Family Bathroom.

LOCATION

The property is within walking distance of 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

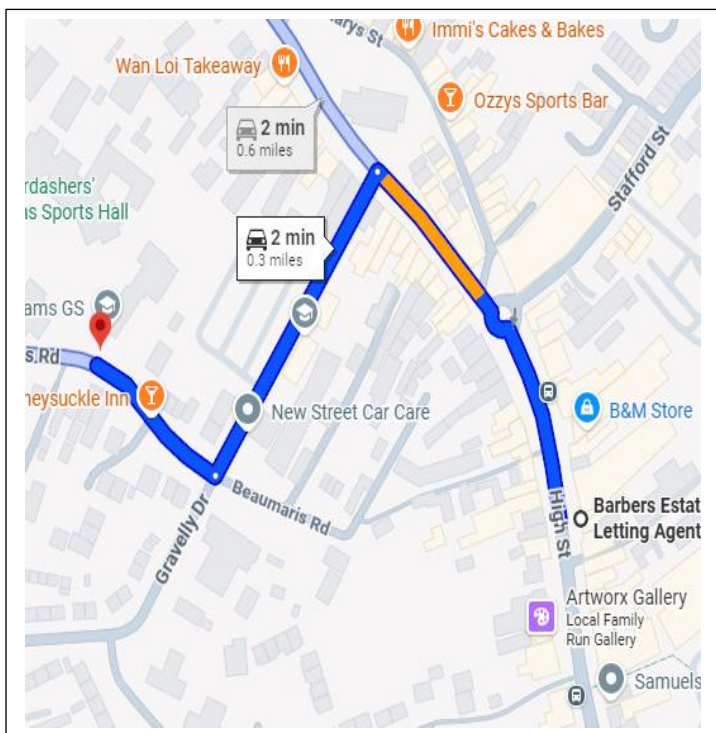
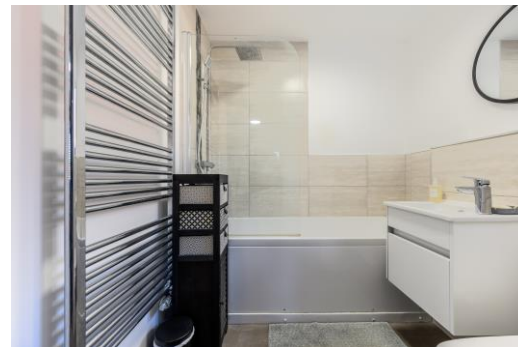


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: 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/>

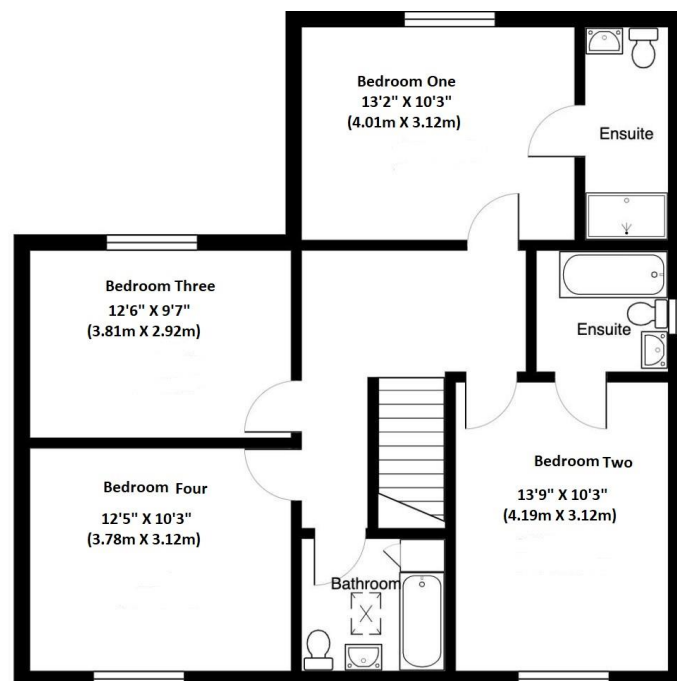
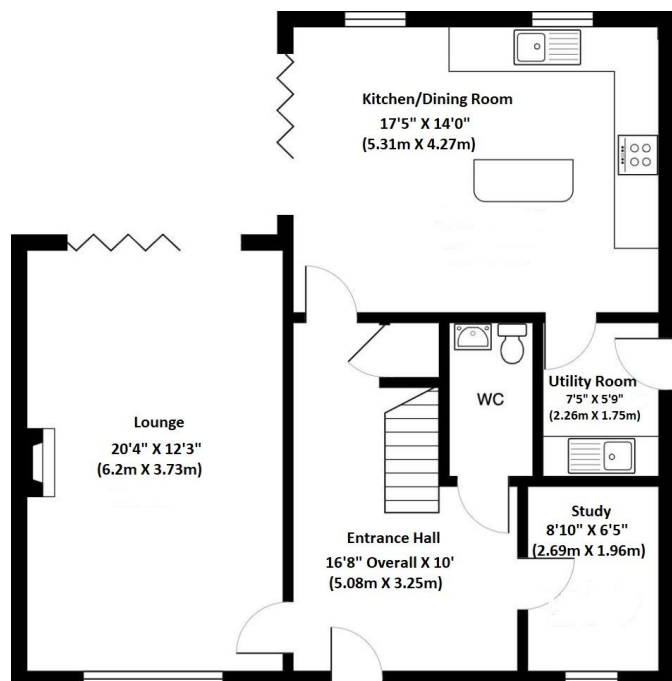
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office head north on High St towards, go straight across at the mini roundabout, then turn left onto New Street, turn right onto Beaumaris Road and the property 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: 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.



Total Area (Inc Garage/storage Areas) 149.9 m² ... 1614 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -

NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS



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

Barbers

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.