



Helping *you* move



### London House, 9 Avenue Road South, Newport

A rare opportunity to purchase a Period 4-Bedroom End Town House in superb decorative order within the heart of Newport. The property is beautifully presented and the accommodation is set over four floors including a most impressive Basement Kitchen!

Offers in the Region of  
**£425,000**



# London House, 9 Avenue Road South, Newport

## Overview

- Superb, Beautifully Presented Period Town House
- Accommodation Over 4 Floors
- Brilliant Basement Kitchen/Family Room
- Lounge, Sitting Room
- Ground Floor W.C.
- Two 1st Floor Bedrooms and Bathroom
- Two 2nd Floor Bedrooms
- Good Sized Rear Garden, Front Patio
- On Street Parking Only
- Walking Distance of Town Centre
- Council Tax Band B
- EPC Rating E



## BRIEF DESCRIPTION

From the minute you walk in through the front door, this superb period 4-Bedroom Townhouse will impress you with the space available and the stunning level of detail and presentation throughout!

This beautifully presented family home is dressed to impress! The spacious Entrance Hall has doors through to the Lounge and Sitting Room – both with feature fireplaces – ground floor W.C., and stairs from the Sitting Room lead down to Basement Kitchen/Family Room which has a Shaker-style Kitchen area, Living/Dining area and natural light front and rear – with a glazed door opening to steps up to the patio area in the rear Garden.

## LOCATION

The property is within walking distance 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

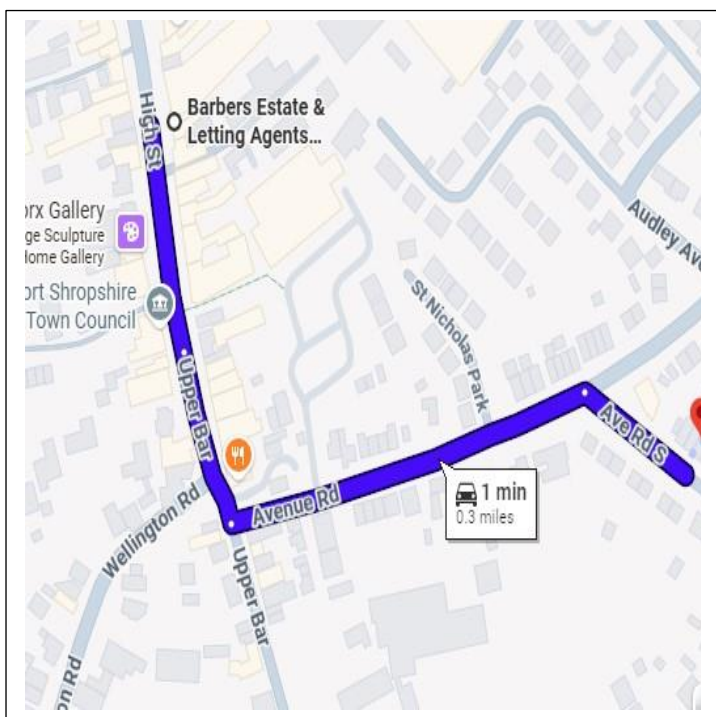


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

Please contact our Newport Office, 30 High Street, Newport, 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:** From our office, head south on the High Street and take the first left onto Avenue Road, then turn right onto Avenue Road South and the property is the end 3-Storey Town House on the 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.





## 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)

**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.