



Helping *you* move



## 2 Avenue Road South, Newport, TF10 7DY

A delightful Two Bedroom Period Town Cottage, ideally located just a short walk from the centre of Newport, offering charm and character with many period features throughout. Externally, to the rear there is a pleasant Enclosed Garden, providing a private outdoor space ideal for relaxing or alfresco dining.

Offers in the Region of  
**£279,950**

# 2 Avenue Road South, Newport, TF10 7DY

## Overview

- A Lovely Two Bedroom Period Town Cottage
- Within Walking Distance of Newport Town Centre
- Entrance Hall with Stunning Tiled Floor
- Many Original Features Throughout
- Kitchen With Utility Area
- Stylish Sitting Room
- Generous Dining Room
- Period Style Bathroom with Roll Top Bath and Separate Shower
- Rear Garden which provides Private Outdoor Space for Outdoor Dining
- Large Loft Area for Additional Storage
- EPC Rating - D-66, Council Tax Band C



## BRIEF DESCRIPTION

A delightful Period Town Cottage, ideally situated just a short walk from the centre of Newport, offering spacious accommodation brimming with charm and character. This attractive home retains many original features and comprises an inviting Entrance Hall with a stunning tiled floor, setting the tone for the character throughout. There is a stylish and comfortable Sitting Room, together with a generous Dining Room featuring an attractive fireplace - perfect for both everyday living and entertaining. The Kitchen is well-proportioned and practical, with a useful rear Utility Area providing additional storage and workspace. To the first floor are Two good-sized Bedrooms and a beautifully appointed period-style Bathroom, complete with a separate Shower Cubicle. A Large Loft Area offers excellent additional storage and potential (subject to any necessary consents).

## LOCATION

The property is just 0.3 miles 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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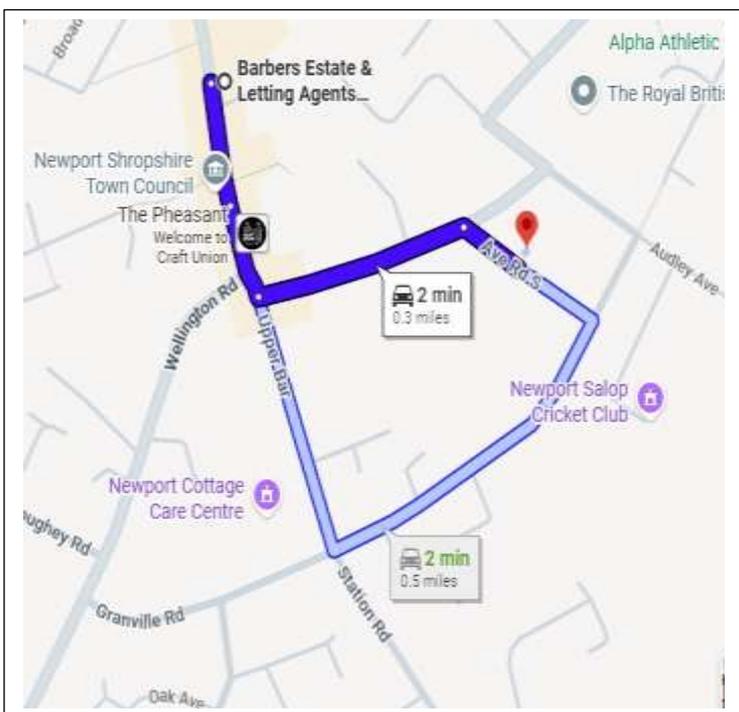


**USEFUL INFORMATION: TO VIEW THIS**

**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

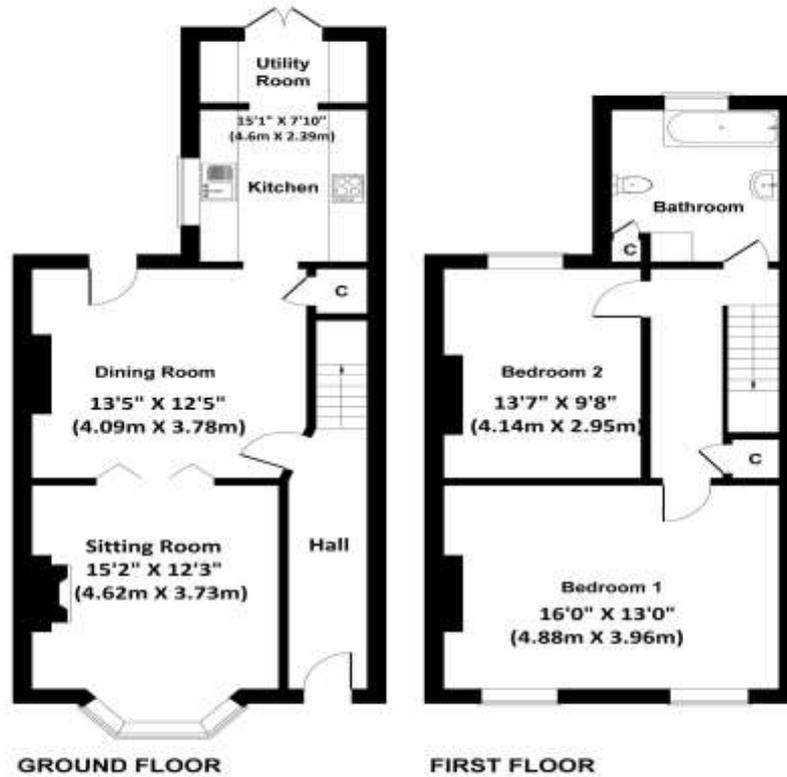


**DIRECTIONS:** From our office, head south on the High Street and take the first left onto Avenue Road, then turn right onto Avenue Road South and the property is the second property on the left hand side.

**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.

### 2 Avenue Road South



Not to Scale. Produced by The Plan Portal 2026  
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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.