



Helping *you* move



4 Granville Close, Newport, TF10 7TR

A well presented and extended Detached Family Home, situated a short distance from Newport Town Centre. The property has versatile and spacious accommodation including a stunning fitted Kitchen Dining Room, lovely Garden Room, which could double as a Ground Floor Bedroom, together with a well maintained Private Rear Garden.

Offers in the Region of
£395,000

4 Granville Close, Newport, TF10 7TR

Overview

- A Well Presented and Extended Detached Family Home
- Located a Short Distance from Newport Town Centre
- Four Double Bedrooms
- Principal Bedroom with En-Suite
- Impressive Kitchen Dining Room
- Utility Room
- Spacious Lounge
- Lovely Garden Room which could be a Ground Floor Bedroom if Required
- Family Shower Room
- Car Port, Integral Former Garage/Store
- Private Well Maintained Rear Garden with Patio
- EPC Rating - C, Council Tax Band D



BRIEF DESCRIPTION

An exceptionally well-presented and extended Detached Family Home, situated in a tucked-away position yet ideally located just a short distance from Newport Town Centre.

This wonderfully finished and tastefully decorated property offers spacious and versatile accommodation throughout. The ground floor comprises an Entrance Hall with access to a Cloakroom/WC, a very spacious Lounge and an impressive Kitchen Dining Room featuring a stunning fitted Kitchen. There is also an Utility Room and a Garden Sitting Room, which could alternatively serve as a Ground-Floor Bedroom if required.

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.



Your **Local** Property Experts
01952 820 239

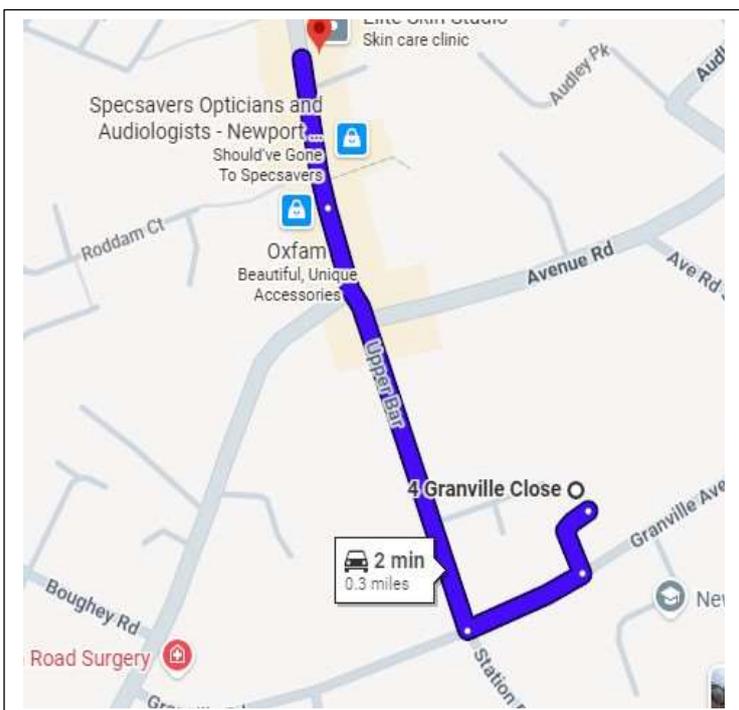


USEFUL INFORMATION: TO VIEW THIS

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/>

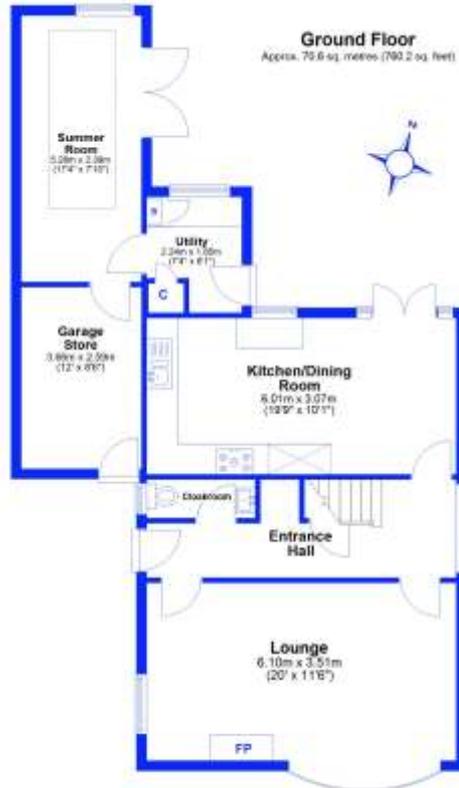
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office in the High Street proceed onto Upper Bar and continue a short distance, take the left hand turn into Granville Avenue, then first left into Granville Close and the property is located 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.



Total area: approx. 123.8 sq. metres (1332.2 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanIt.

4 Granville Close, Newport



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

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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.