



Helping *you* move



## 8 Park End, Newport, TF10 7JG

A lovely 4-Bedroom Family Home - on a quiet cul de sac on the very popular Deer Park Estate - that's just perfect for modern family life - with smart modern Kitchen, large Conservatory and parking for 2-3 vehicles.

Offers in Region of  
**£305,000**

### Overview

- 4-Bedroom Detached Family Home
- Smart, modern Kitchen & large Conservatory
- Lounge & Dining Room with sliding doors to the Conservatory
- Ground Floor WC
- Master Bedroom with En Suite, three further Bedrooms & Family Bathroom
- Garden to rear with Patio Area
- Garage and Driveway Parking; EPC TBC



### Brief Description

This very nicely presented 4-Bedroom Family Home offers you spacious accommodation and a lovely, large Conservatory to enjoy the sunshine all year round!

The accommodation to the ground floor comprises of the Entrance Hall, Lounge, Dining Room, smart modern Kitchen, downstairs W/C and the p-shaped Conservatory - and a door from the Hallway opens to the integral Garage. To the first floor are four Bedrooms, with En Suite to the Master Bedroom and family Bathroom. Externally, there's driveway parking in front of the Garage with lawn to one side, and an enclosed rear Garden.

### Location

The property is on the very popular Deer Park estate, just 1.1 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.



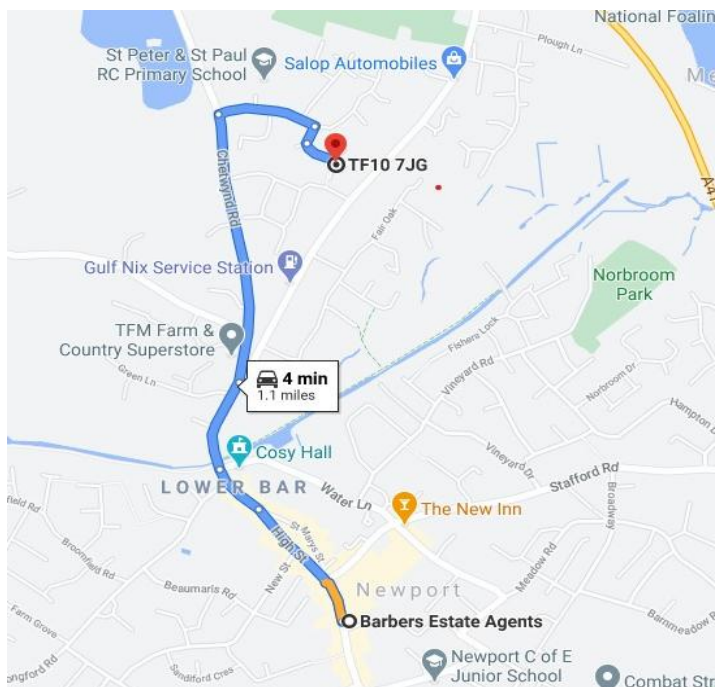
## Useful Information

**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 except gas 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

**LOCAL AUTHORITY:** Telford & Wrekin Council Southwater Square, St Quentin Gate, Telford, Telford and Wrekin TF3 4EJ

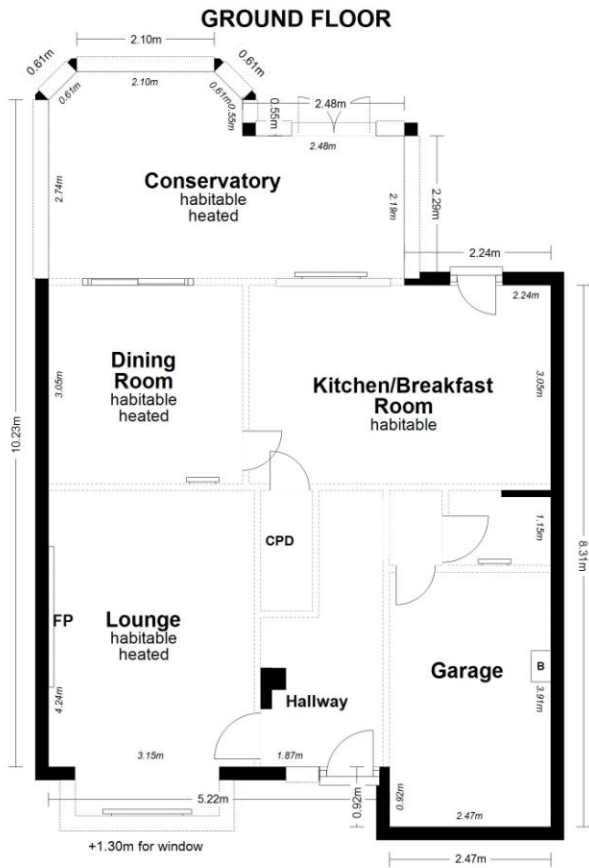


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**DIRECTIONS:** from our Newport Office head north on the High Street, keeping the Church on your right and Shell garage on your left. Straight on at the mini roundabout just after TFM, then turn right on Deer Park Drive, then right on Park End - keep left and at the end bear right where the property can be identified by our 'For Sale' sign.

**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.



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 were measured dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture 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 PlanUp.

## 8 Park End, 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!

**NEWPORT BRANCH 30 High Street,  
Newport, TF10 7AQ | Tel: 01952 820239  
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.