



Helping *you* move



## 12 Lapworth Way, Newport, TF10 7DG

An attractive mature Detached House situated on a desirable residential road within a short distance of Newport Town Centre and being in need of updating throughout. The property offers spacious accommodation of: Through Hallway, Lounge Dining Room, Kitchen, 3 Bedrooms and a Wet Room together with Double Glazing, Central Heating, Garage plus Off Road Parking and good sized Rear Gardens.

Offers in the Region of  
**£260,000**

# 12 Lapworth Way, Newport, TF10 7DG

## Overview

- Detached House
- In Need of Updating, Three Bedrooms
- Entrance Hall, Ground Floor W.C.
- Lounge and Dining Room
- Kitchen/Breakfast Room, Conservatory
- Wet Room, Double Glazing
- Parking, Central Heating
- Lawned Rear Gardens
- Council Tax Band – C
- EPC Rating – E



## BRIEF DESCRIPTION

This appealing, mature Detached House is ideally positioned on a sought-after residential street, just a short distance from Newport Town Centre. While it boasts considerable charm and character, it is in need of modernization throughout. The property provides ample living space, featuring a Through Hallway, Lounge with a Dining Area, Kitchen, Three Bedrooms, and a Wet Room. The home also benefits from practical amenities, such as Double-Glazed Windows and Central Heating, ensuring year-round comfort for its occupants. Furthermore, there is a convenient Garage and Off-road Parking, making daily life more manageable. The property offers a substantial Rear Garden, which provides plenty of outdoor space for various activities and potential improvements.

## LOCATION

The property is just 0.5 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

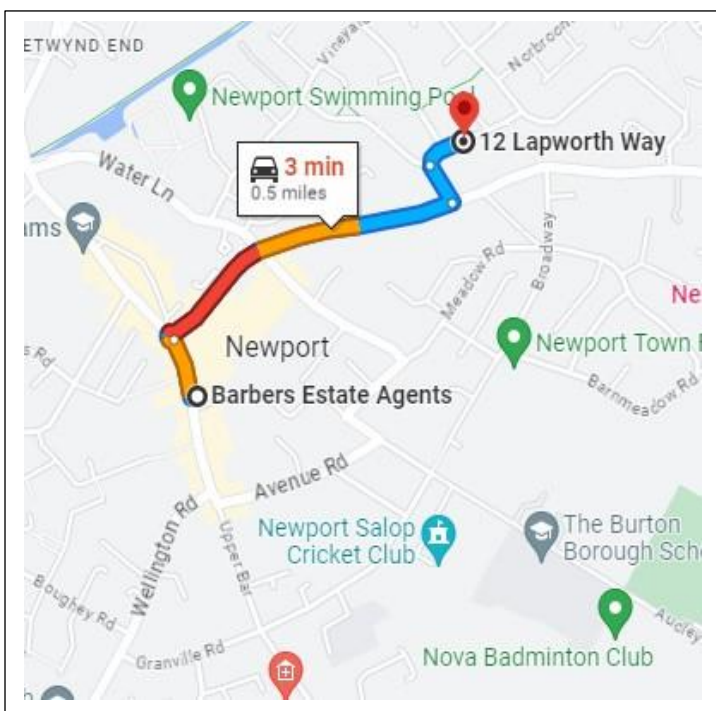


**USEFUL INFORMATION: TO VIEW**

**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](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.

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



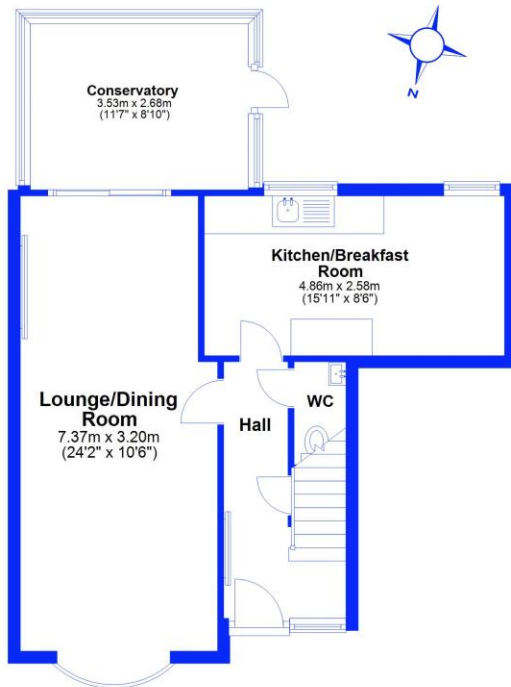
**DIRECTIONS:** From Newport High Street turn into Stafford Street continue through the traffic lights into Stafford Road, taking the second turning on the Left into Vineyard Road, then the first right in Lapworth Way and the property will be located on the right hand side as identified by our For Sale 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.

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

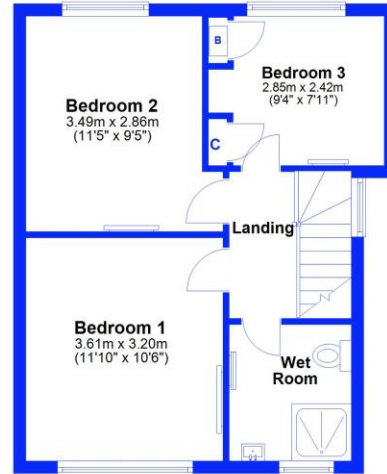
**Ground Floor**

Approx. 54.5 sq. metres (586.7 sq. feet)



**First Floor**

Approx. 39.3 sq. metres (422.9 sq. feet)



Total area: approx. 93.8 sq. metres (1009.5 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, 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.

**12 Lapworth Way, 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

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.