



Bettisfield, Vauxhall, Newport, TF10 8LP

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**Bettisfield, Vauxhall, Newport, TF10 8LP**

**Freehold – Offers in the Region of  
£650,000**



## Features

- **Stunning Detached Family Home**
- **Kitchen, Breakfast Dining Area, Utility Room**
- **Four Bedrooms, One Located on Ground Floor**
- **Lounge, Office**
- **En-Suite to Bedroom One and Family Bathroom**
- **Timber Built Log Store**
- **Lovely Rear Garden with Patio and Children's Play Area**
- **Two Storey Summer House/Gym**
- **Garage Block and Parking for Several Cars**
- **Council Tax Band F, EPC Rating E-53**



## BRIEF DESCRIPTION

A stunning Detached House located in a semi-rural setting on the outskirts of Newport. This property sits on nearly 1/3 Acre of beautifully Landscaped Gardens and Grounds. The stylish open-plan ground floor offers a welcoming Entrance Hall leading to a spacious Dining Area and a modern Kitchen, complete with a separate Utility Room for added convenience. The large Lounge provides ample space for relaxation, while the ground floor also features a WC and a generously sized Guest Bedroom with an En-Suite. The first floor accommodates Three well-proportioned Bedrooms, including a Main with an En-Suite, along with a Family Bathroom.

Externally, the property boasts ample parking for multiple vehicles and includes a large, purpose-built Garage and Workshop. The expansive Rear Garden features a sizeable Patio Area, perfect for outdoor entertaining, as well as a Gym/Summer House, and a designated Play Area for children.



## LOCATION

The property is just 0.8 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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**TO VIEW THIS PROPERTY:** 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

**DIRECTIONS:** From our office head north on High Street, continue across at the mini roundabout and continue onto Lower Bar. Turn left onto Salters Lane and continue onto Longford Road, continue for 0.4 miles, then turn left where the property will be located as identified by our For Sale Board.

**SERVICES:** We are advised that the property has mains water, septic tank drainage and oil fired central heating. 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

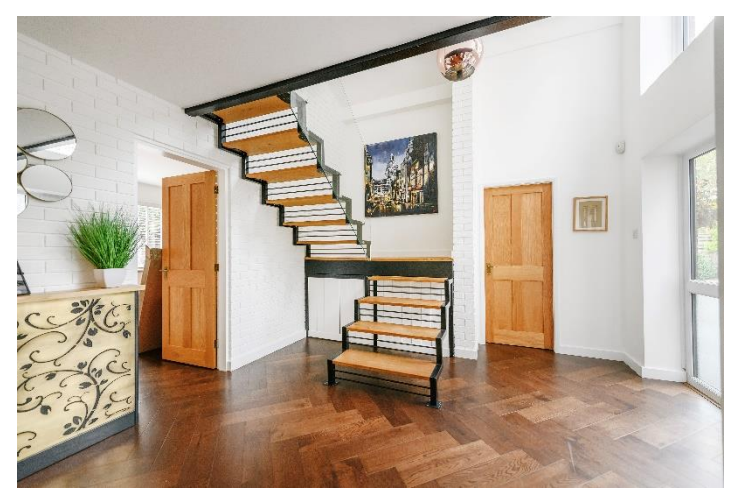
**EPC RATING** - E-53 The full energy performance certificate (EPC) is available for this property upon request.

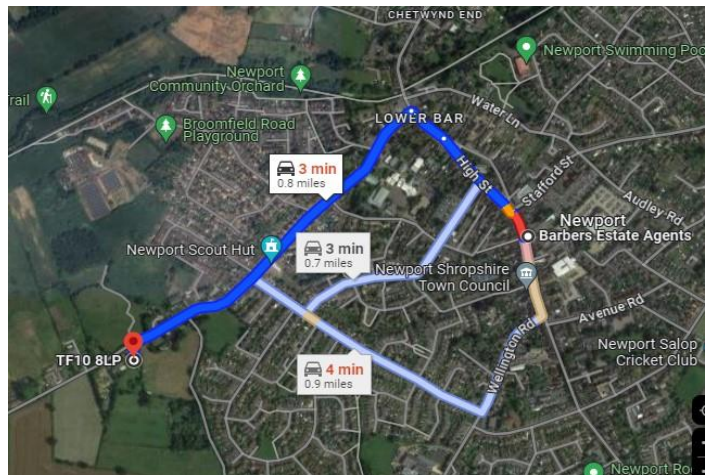
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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. A list of acceptable ID documents is available upon request.

**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

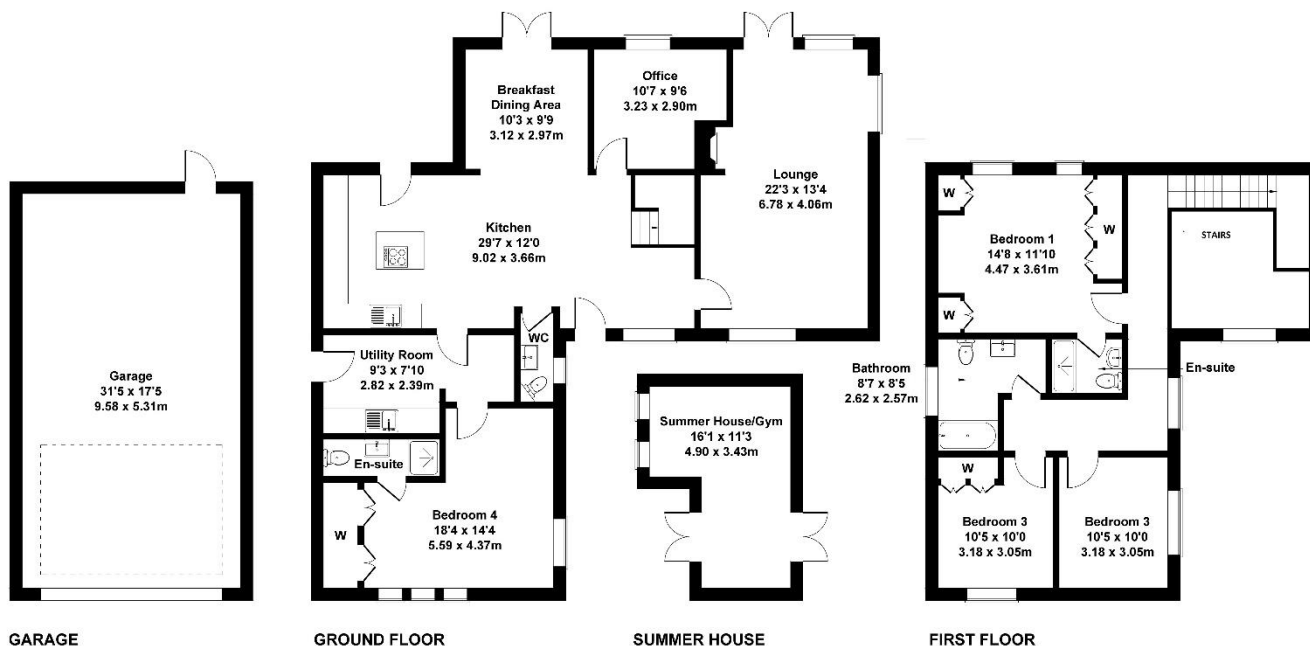
**METHOD OF SALE:** For Sale by Private Treaty.





## Bettisfield

Approximate Gross Internal Area  
2669 sq ft - 248 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

**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 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.



**NEWPORT**  
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