



Helping *you* move



8 Ashley Court, Newport, TF10 7GE

A well presented, modern, Detached Family Home which is located in a very pleasant cul de sac, just a short distance from Newport Town Centre. The property has the benefit of Kitchen, Lounge/Dining Room, Three Bedrooms, main with En-Suite and a Family Bathroom. Externally there is an Integral Garage, Driveway Parking and enclosed Rear Gardens.

Offers in the Region of
£265,000

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Overview

- Modern Detached Family Home
- Three Bedrooms
- Through Hallway
- Kitchen
- Lounge/Dining Room
- En-Suite to Main Bedroom
- Family Bathroom
- Integral Garage
- Driveway Parking
- Lawned Rear Gardens with Patio
- Council Tax Band C
- EPC Rating – C



BRIEF DESCRIPTION

A well presented modern Detached Family Home situated on a pleasant tucked away cul de sac which is situated a short distance from Newport Town Centre with its many amenities. The property has attractive accommodation of: Through Entrance Hall, W.C. Cloaks, Kitchen, Lounge Dining Room. Stairs to first floor of Main Bedroom with En Suite and 2 further good sized Bedrooms and a Family Bathroom.

There is an Integral Garage, front Parking Space and enclosed Rear Gardens which are attractively laid to Lawn with a good sized Patio Area.

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.



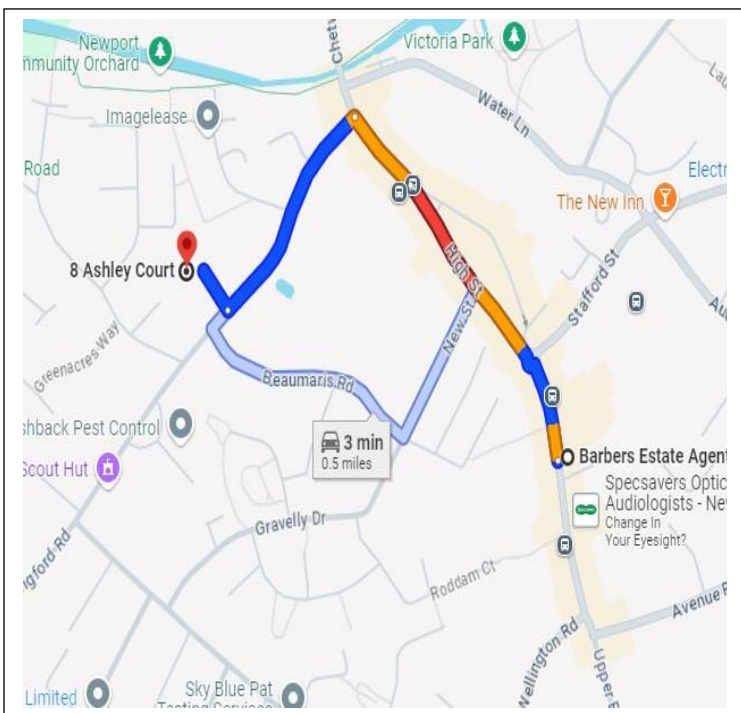
Your **Local** Property Experts
01952 820 239



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

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/>

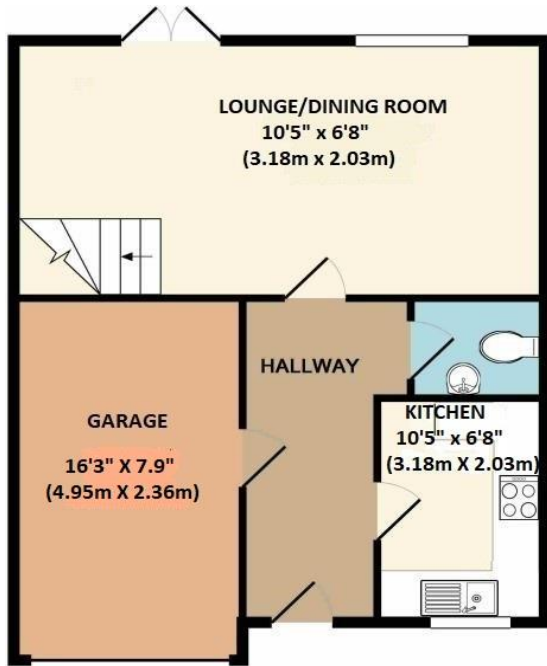
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



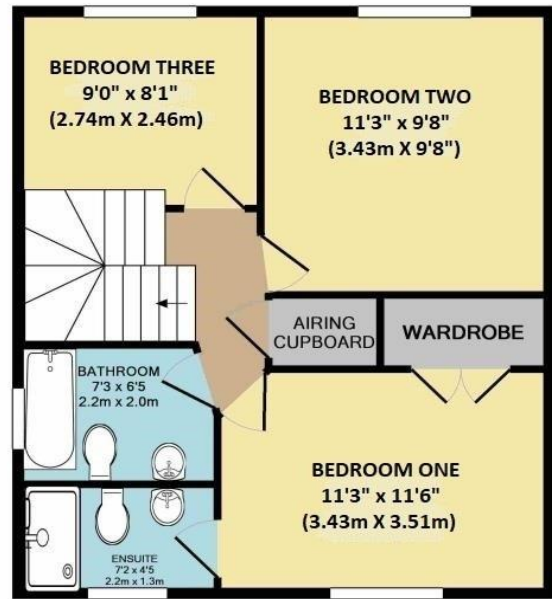
DIRECTIONS: From our office head north on the high street at the first roundabout take the first exit. Continue on when you reach the roundabout take the first exit and Ashley Court is 0.25 miles on the right hand side. Once you arrive in Ashley Court the property is in the corner on the left.

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.

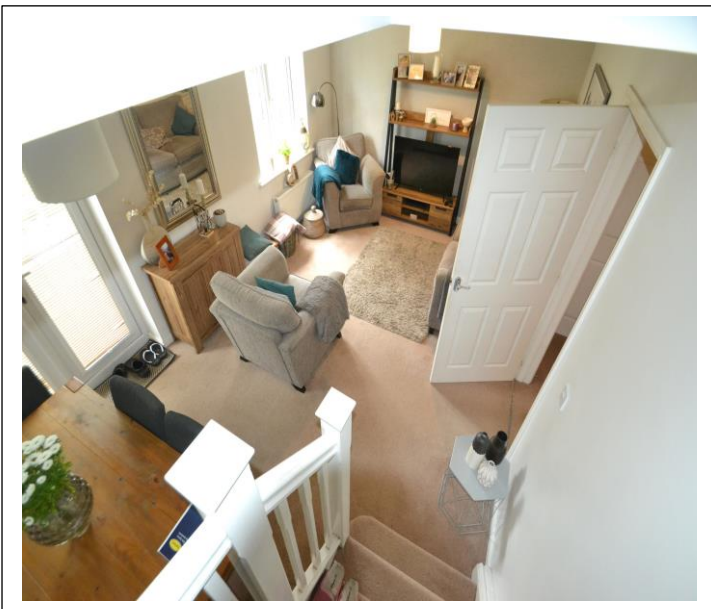


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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

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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.