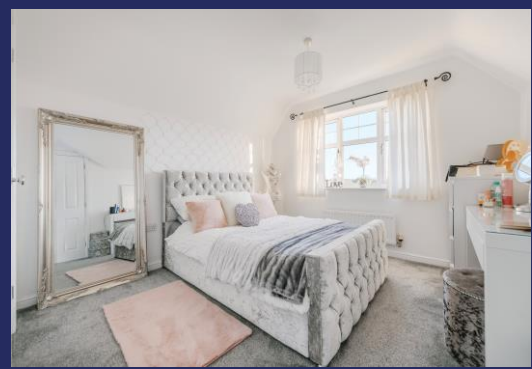




Helping *you* move



8 Harvest Close, Newport, TF10 7GB

What a gem of a property!

Nestled in a charming and quiet cul-de-sac just a short stroll from the Town Centre, this impressive family home is a must-see. Spanning three spacious floors, it offers generous Living Spaces and beautiful manageable Gardens that gently slope down to Strine Brook, boasting picturesque views of the fields beyond. With Five Bedrooms, this home could be exactly what you've been searching for!

Offers in the Region of

£495,000

8 Harvest Close, Newport, TF10 7GB

Overview

- Superbly Spacious Accommodation
- Open Plan Kitchen Living Dining Room Conservatory
- Attractive Ground Floor Snug Sitting Room
- First Floor Lounge with Balcony
- 2 Double Bedrooms, Bathroom and Office
- Further Stairs to Main Bedroom with En-Suite
- Guest Suite with En-Suite and Further Bedroom
- Parking and Garage to the Front, Pleasant Moderate Sized Gardens to the Rear
- Council Tax Band F
- EPC Rating C



BRIEF DESCRIPTION

This stunning detached modern family home is perfectly situated in a peaceful cul-de-sac and offers spacious, versatile living. The ground floor features a wide Entrance Hall, a convenient W.C. Cloakroom, a cosy Snug/Sitting Room, and a stylish L-shaped modern Kitchen, Dining and Living Area that flows seamlessly into an adjoining Conservatory. On the first floor, you'll find a bright Lounge with a Balcony, Two generously sized Double Bedrooms, a well-appointed Bathroom, and a dedicated Office Space. Stairs lead to the second floor, which boasts a luxurious Main Bedroom with an En-Suite, a Guest Bedroom with an En-Suite, and another spacious Double Bedroom. Externally, the front of the property offers Ample Parking, Landscaped Gardens, and access to an Integral Garage. The rear Garden gently slopes down to Strine Brook, providing stunning views of the surrounding fields-a perfect retreat for modern family living.

LOCATION

The property is just 0.9 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.

SERVICE CHARGE: We confirm there is a service charge on the property payable to a management company for the upkeep of the communal areas, private driveway, grassed areas, lights etc. This is currently £500 per annum.



Your **Local** Property Experts
01952 820 239



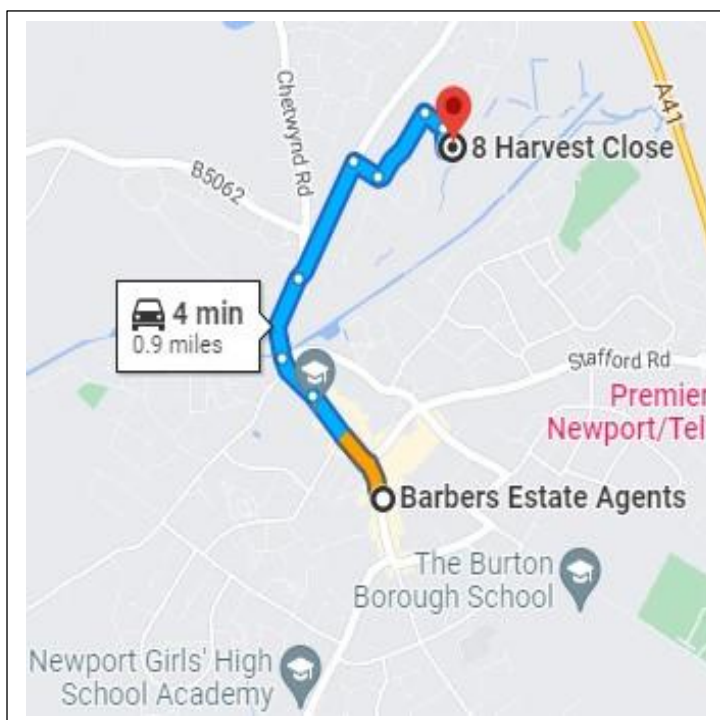
USEFUL INFORMATION:

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.

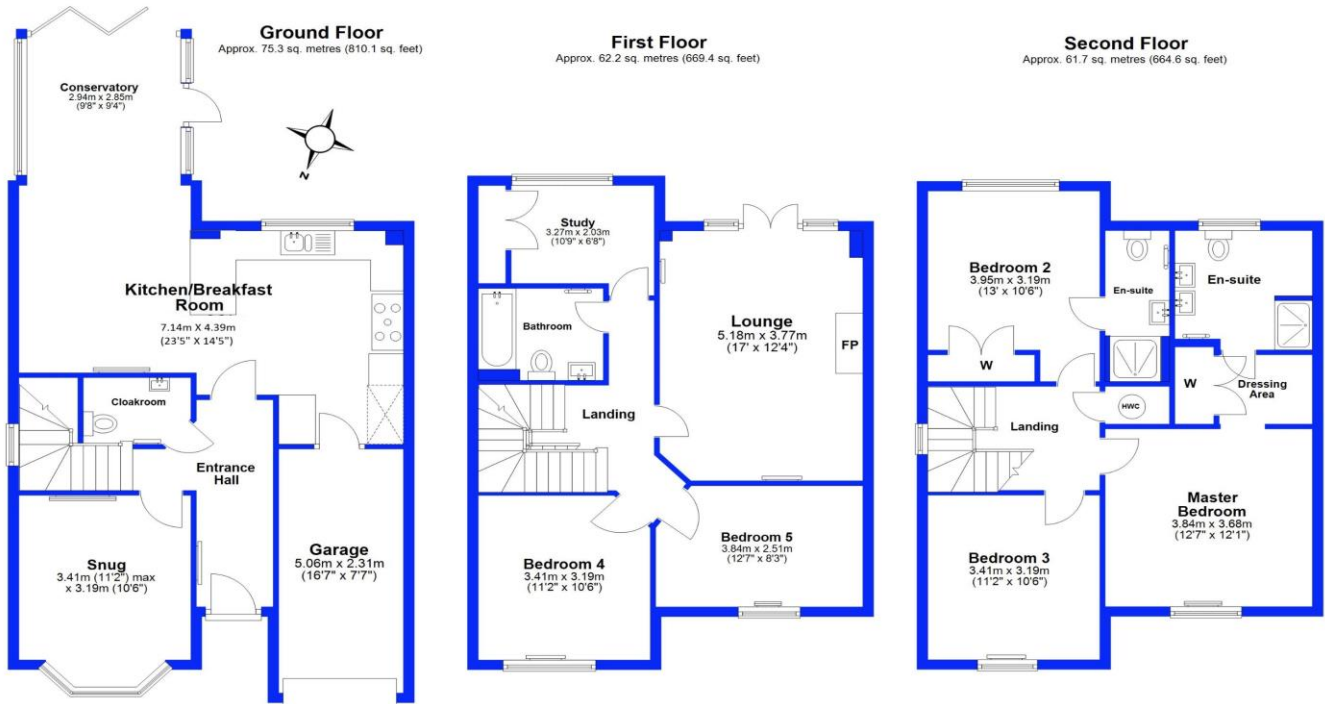
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office in the High Street, proceed down to Lower Bar, proceed straight over the mini roundabout and turn right into Forton Road. Take the second right into Avon Dale, left onto Fair Oak and then right into Islington Close. Turn right into Harvest Close where the property is marked 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.

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. 199.2 sq. metres (2144.1 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.

8 Harvest 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

Tel: 01952 820 239

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.