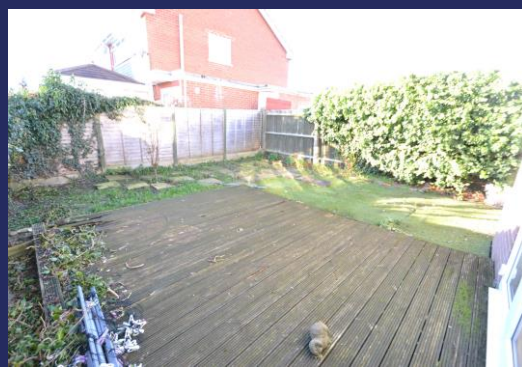




Helping *you* move



## 28 Avon Dale, Newport, TF10 7LS

A Link-Detached Property in an excellent position near the Strine Brook Park, The property offers a large amount of downstairs living space including a Sun Room, Utility and Ground Floor W.C as well as Three Bedrooms and a family Bathroom upstairs. You will also have the benefit of a Garden to the rear as well as off road Driveway Parking.

Offers in the Region of  
**£230,000**

# 28 Avon Dale, Newport, TF10 7LS

## Overview

- Link Detached Property
- Three Bedrooms
- \* No Upward Chain \*
- Kitchen Dining Room
- Utility Room
- Living Room
- Sun Room
- Ground Floor W.C.
- Family Bathroom
- Driveway with Parking for Two Car
- Enclosed Lawned Rear Garden with Decking
- EPC Rating – D
- Council Tax Band C



## BRIEF DESCRIPTION

A deceptively spacious Three Bedroom Link Detached property set in an excellent position. This property boasts a wealth of downstairs living space, with separate Lounge, Kitchen/Diner, large Sun Room as well as a Utility including a Ground Floor WC and a further Storage Room. Upstairs there are Three good sized Bedrooms and a family Bathroom complete the accommodation. Externally, you will find a Garden to the rear and Driveway Parking, as well as a Garage for further storage use.

## LOCATION

The property is just 0.7 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.



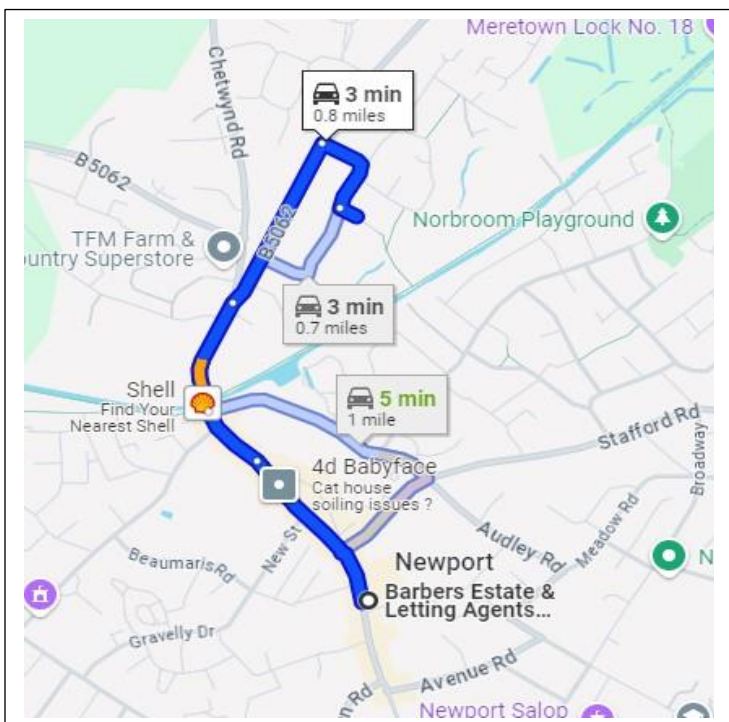
Your **Local** Property Experts  
01952 820 239



**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. 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



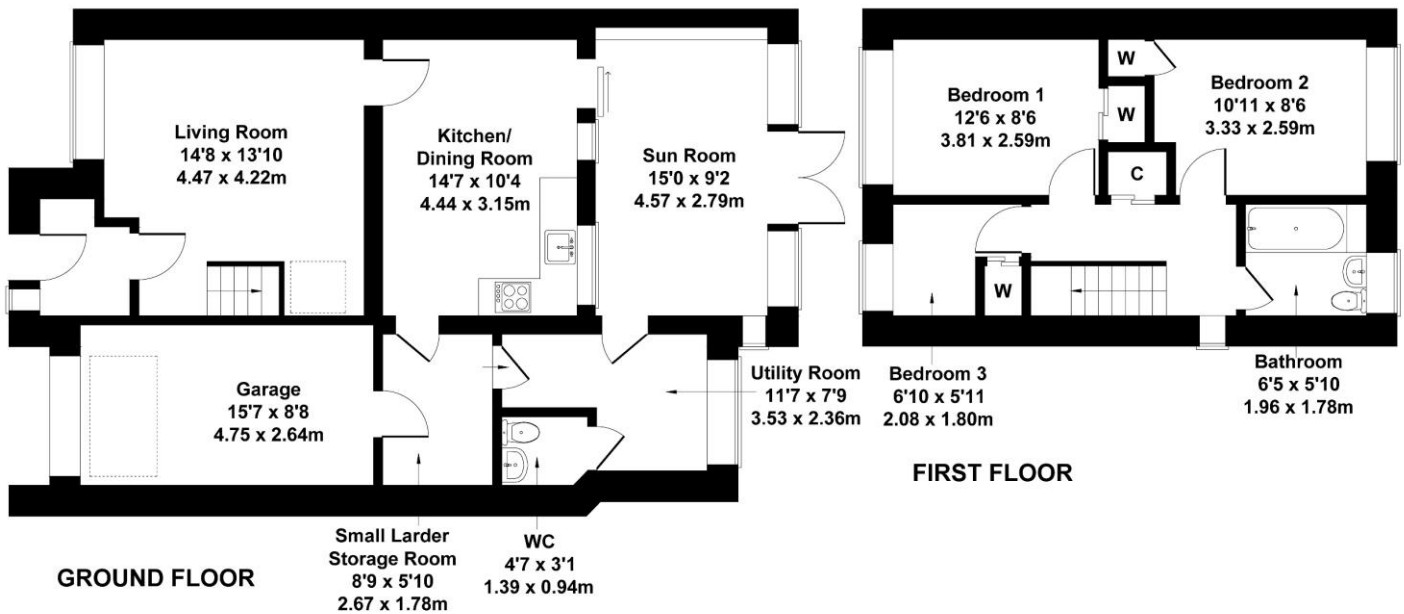
**DIRECTIONS:** SAT NAV: TF10 7LS From our office in the High Street, head north and go straight across at the mini roundabout, continue onto Lower Bar and then continue onto Chetwynd End. Slight right onto Forton Road/B5062 then second right into Avondale, following the road around to the right, then the property will be seen on the right hand side.

**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.

## 28 Avon Dale

Approximate Gross Internal Area  
1251 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



## 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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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.