



1 The Barns, Church Aston, Newport, TF10 9JJ

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**Freehold – Offers in the Region of
£800,000**



Features

- Beautiful, Modern Family Home
- Four Bedrooms, Main with Dressing Room and En-Suite
- Entrance Hall, Ground Floor W.C.
- Kitchen, Utility, Office
- Lounge, Conservatory, Sitting Room

Family Bathroom

- Detached Double Garage and Parking Area
- Lovely Rear Gardens with a Southerly Aspect
- Council Tax Band G
- EPC Rating C



BRIEF DESCRIPTION

Situated in the highly desirable village of Church Aston, this beautifully balanced modern property offers exceptional family accommodation with spacious interiors, Ample Parking, and lovely Gardens. The property features a welcoming Entrance Hall with attractive oak flooring, a Ground Floor WC, a cosy Snug Sitting Room, Lounge, Conservatory a separate Dining Room, and a dedicated Office. The heart of the home is the high quality German Kitchen and Breakfast Room, complemented by a large Utility Room. Upstairs, the first floor boasts a spacious landing leading to the Main Bedroom Suite, which includes a Dressing Area and a large En-Suite Bathroom. There are Three additional generously sized Double Bedrooms and a further Family Bathroom.

Externally, the property offers a brick-paved driveway and Parking Area, a Double Detached Garage, and Landscaped Rear Gardens featuring an ornamental pond, perfect for relaxation and outdoor enjoyment.



LOCATION

The village of Church Aston is just a short distance to the south of Newport - a popular market town with busy High Street offering you independent shops, cafes, bakery, doctors, dentists, opticians and an indoor market. Newport has a wealth of sporting activities including a swimming pool and tennis, gymnastics, football and rugby clubs This property is also within the catchment area of the highly regarded Newport Primary, High and Grammar Schools.

More retail and leisure facilities are available in Telford, Shrewsbury and Stafford, along with railway connections to Birmingham, Manchester, Liverpool and London. The road network around Newport means that the property is also within commuting distance by car of Telford, Stafford, Cannock, Shrewsbury and Wolverhampton.



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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 Newport High Street, take Wellington Road out of Newport passing Newport Girls' School and Moorfields and take the second turning to Church Aston on the left (approximately 0.7 mile). Turn right at the end of the road then first left after 20 yards and the property will be located 50 yards down an unnamed lane on the right hand side.

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

EPC RATING - C-72 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.

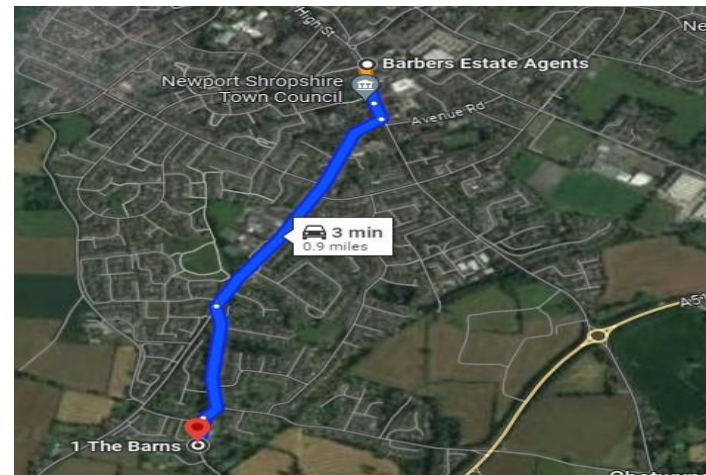
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an 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.

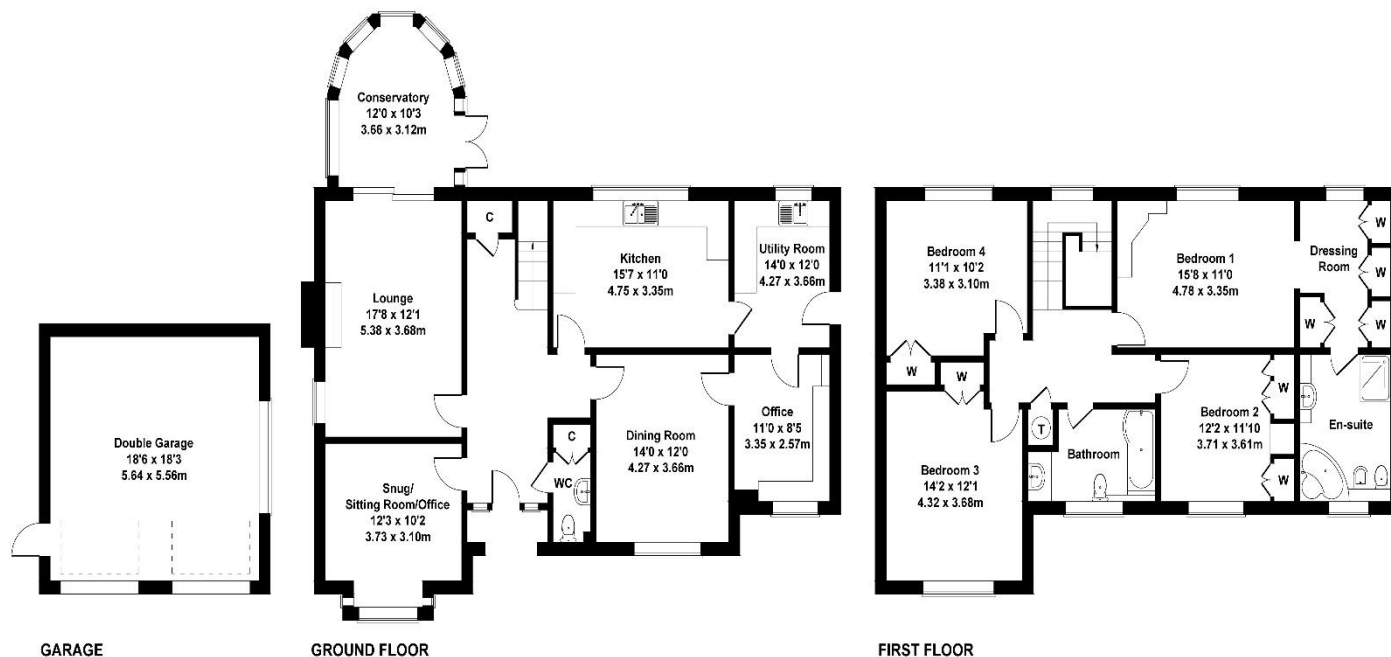
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1 The Barns

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.



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