



Helping *you* move



Beech House, Field Aston, Newport

A beautifully presented and much loved Barn Conversion situated in the highly desirable hamlet of Field Aston. The property has wonderful character accommodation of: Feature Entrance Hall, Sitting Room, Dining Room, Conservatory, Kitchen Breakfast Room, Utility, Ground Floor W.C. First Floor comprises: 4 Double Bedrooms, En-Suite and further Bathroom.

Offers in the Region of
£625,000

Beech House, Field Aston, Newport

Overview

- Beautiful Barn Conversion
- Full of Character Throughout
- 4 Double Bedrooms, En-Suite and Family Bathroom
- Spacious Sitting Room, Large Dining Room
- Stunning Modern Kitchen Breakfast Room
- Utility, Ground Floor W.C.
- Stunning Hallway and Landing
- Lovely Gardens Enclosed to the Rear
- Double Garage and Parking
- Council Tax Band F
- EPC Rating – D



BRIEF DESCRIPTION

An outstanding Barn Conversion cherished by the present owners and offering exceptionally characterful accommodation of: Feature Entrance Hall, Ground Floor W.C., Superb Breakfast Kitchen, Utility, Spacious Sitting Room with Multi Fuel Stove, Separate Spacious Dining Room with access to Conservatory. First floor with Primary Bedroom and En-Suite and 3 Further Double Bedrooms. The property is situated in a pretty Courtyard with access to a Double Garage in a block and has Superb Rear Gardens with Further Parking to the rear.

LOCATION

The property is just 1.1 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.



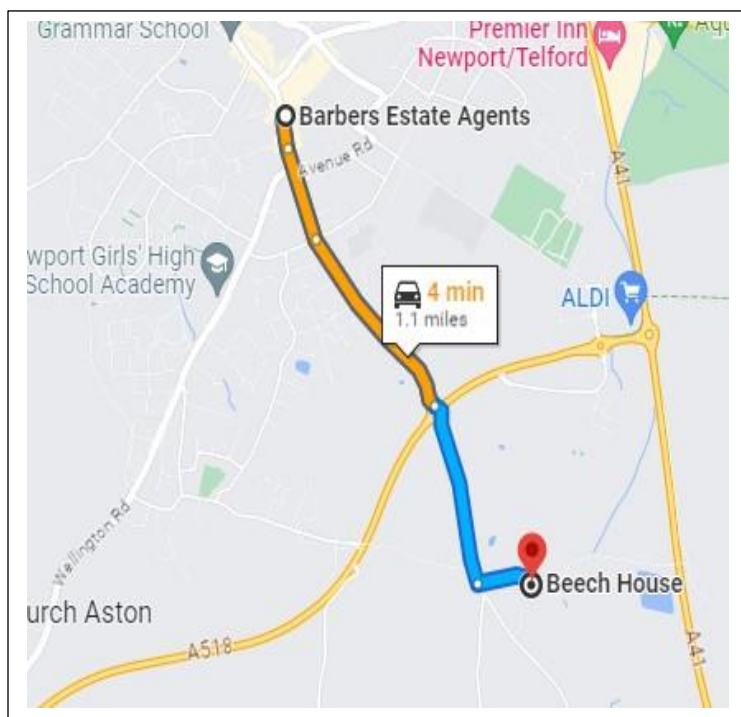
Your **Local** Property Experts
01952 820 239



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 mains drainage, water and electricity are available together with 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.

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



DIRECTIONS: From our office head south on High Street, continue onto Upper Bar then continue onto Station Road. At the roundabout, take the 2nd exit onto Chetwynd Aston, turn left where the property will be located 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: 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.



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 PlanIt.

Beech House, Field Aston, 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

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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.