



Helping *you* move



39 Wallshead Way, Church Aston, TF10 9JG

A mature, extended Detached Bungalow conveniently situated on a bus route and having the benefit of solar panels. The property has plenty of space with accommodation of: Kitchen, Lounge, Dining Room, 2 Bedrooms, Conservatory, further Rear Entrance Hall and a Garage Store. The property would benefit from decorative works and a new Bathroom and needs to be viewed to explore the potential ahead.

Offers in the Region of
£235,000

39 Wallshead Way, Church Aston, TF10 9JG

Overview

- Mature, Extended, Detached Bungalow
- Two Bedrooms
- Entrance Hall, Kitchen
- Lounge
- Dining Room
- Conservatory
- Rear Hallway
- Bathroom
- Garage Store
- Low Maintenance Rear Garden
- EPC Rating – B
- Council Tax Band C



BRIEF DESCRIPTION

Nestled in a convenient location with accessibility to a bus route, this mature, extended Detached Bungalow offers a comfortable and well-considered living space. One of its notable features is the integration of solar panels, providing an eco-friendly touch. The property also has the benefit of PVC double glazed windows throughout.

This residence boasts a spacious interior that includes a well-appointed Kitchen, a cosy Lounge, a separate Dining Room, and Two Bedrooms, ensuring ample room for both relaxation and entertainment. The addition of a Conservatory adds an extra dimension, allowing residents to enjoy the surrounding environment in comfort. Moreover, a further Rear Entrance Hall and a Garage Store contribute to the practicality of the home.

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.



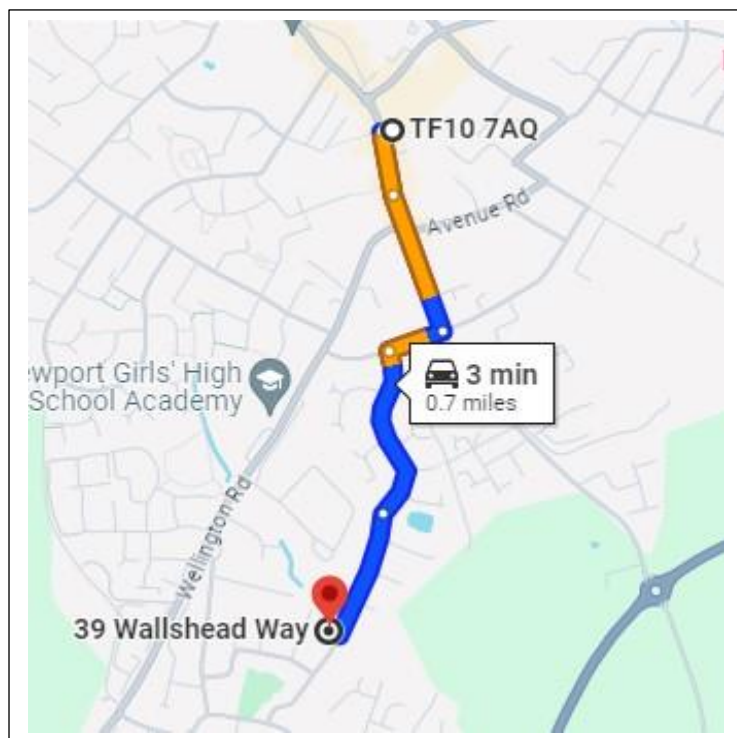
Your **Local** Property Experts
01952 820 239



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 main 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: The property is one mile from our office on Newport High Street - head south along the High Street and turn right on Wellington Road. Just after the Girls' High School on your right, turn left on Dark Lane and at the T-junction turn left and then left again onto Wallshead Way - the property is approximately 500 yards on your right hand side and can be identified by our 'For Sale' sign.

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.



Total Area: 84.3 m² ... 907 ft² (excluding garage)

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY - NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE

BROADBAND AND MOBILE: We have been advised that the broadband at the property is supplied by ADSL/Cable/FTTC/FTTP. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

SOLAR PANELS: The property has the benefit of solar panels. We are currently gathering further information regarding this and will make this available as soon as possible.

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.