



Helping *you* move



## 70 Wallshead Way, Church Aston, TF10 9LS

A three bedroomed link detached house which has been beautifully refurbished by the present owners and totally redecorated throughout with a new fitted kitchen, new central heating boiler and upgraded electrical system.

Offers In Region Of  
**£239,995**

## Overview

- Link Detached House
- Newly Fitted Kitchen, New Central Heating Boiler
- Three Bedrooms
- Re-Fitted Bathroom
- Re-Decorated Throughout, Driveway Parking with Garage
- Upgraded Electrical System
- Overlooking the Local Park
- Enclosed Gardens
- EPC Rating D



## BRIEF DESCRIPTION

A three-bedroomed link-detached house which has been beautifully refurbished by the present owners. It has been totally redecorated throughout with a new fitted Kitchen/Diner with sliding doors out to the rear Garden, refitted Bathroom, new central heating boiler and upgraded electrical system.

The property is situated in the highly desirable location overlooking the local park to the front and having pleasant enclosed gardens to the rear.

## LOCATION

The property is just 0.6 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.



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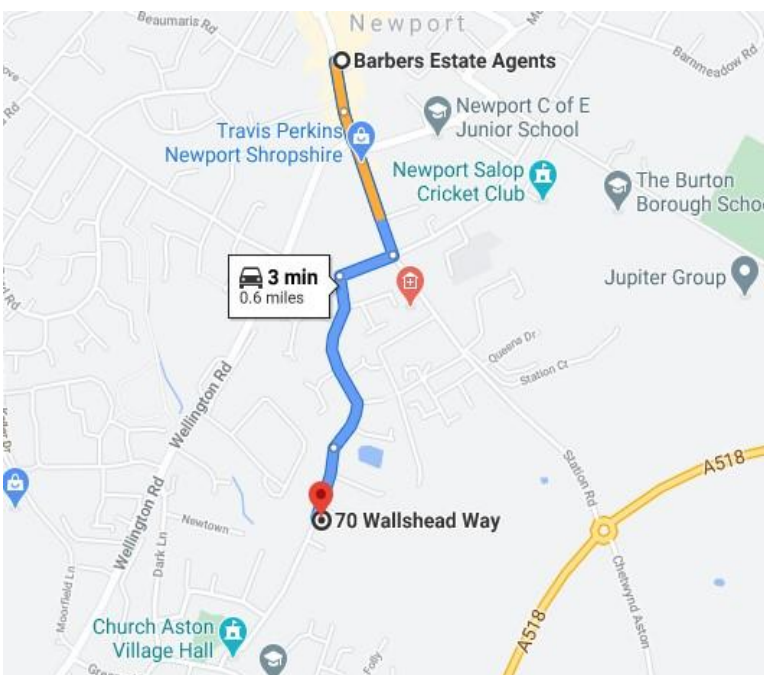
## Useful Information

**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.

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ.



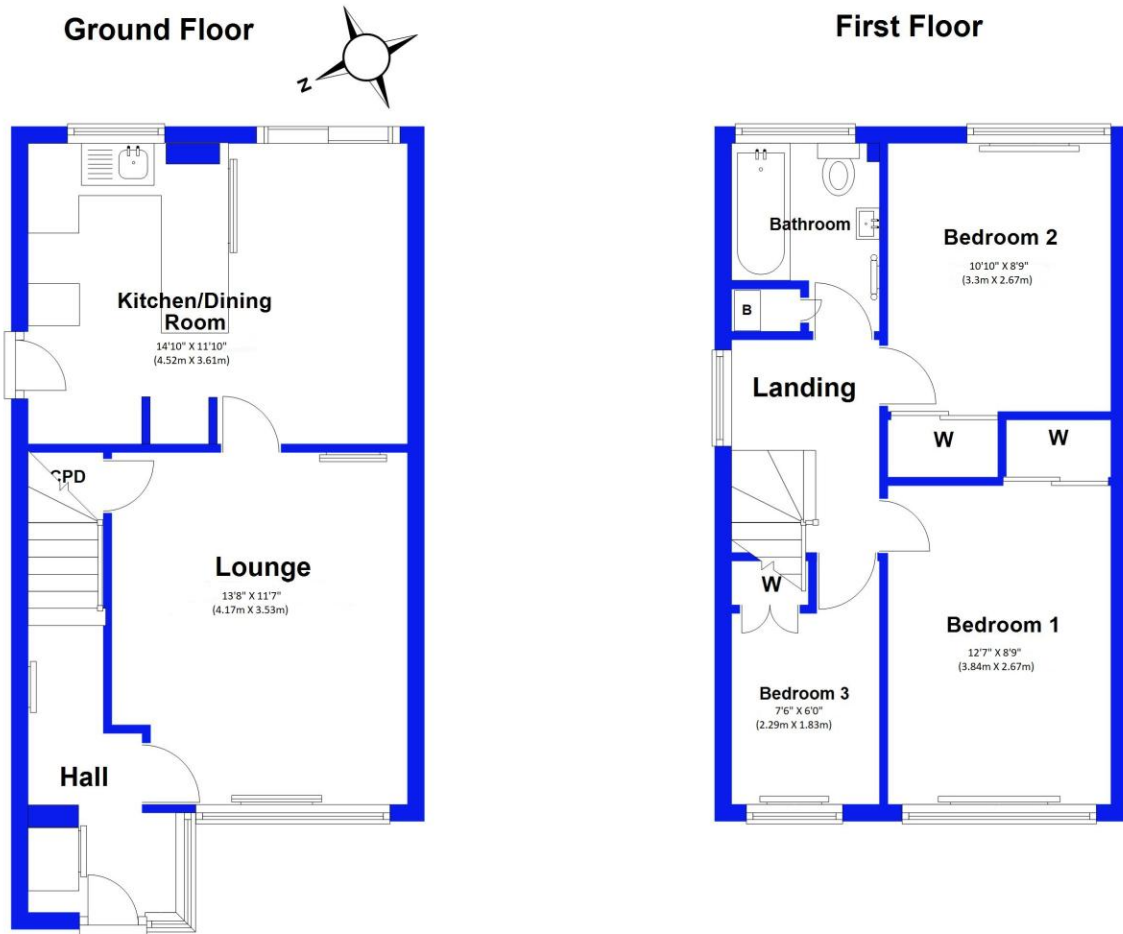
Copyright Google Maps.

**DIRECTIONS:** From our office in the High Street, head south towards Bellman's Yard, continue onto Upper Bar, then turn right onto Granville Road. Turn left onto Ashworth Way, Ashworth Way turns slightly left and becomes Wallshead Way then the property will be identified 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:** 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 confirm your ID.

## FLOOR PLAN - Not to Scale



Total area: approx. 73.7 sq. metres (792.9 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 were measured 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.

**70 Wallshead Way, Church 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!

**NEWPORT BRANCH: 30 High Street,  
Newport, | Tel: 01952 820239  
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.