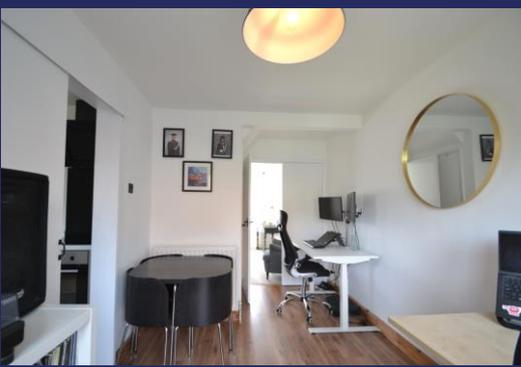




Helping *you* move



23 Wallshead Way, Church Aston, TF10 9JG

A recently Modernised Three Bedroom Semi Detached Property in the heart of Church Aston. With a recently Re-Fitted Kitchen & Bathroom as well as excellent space both upstairs and downstairs, this is not one to be missed!

Offers in the Region of
£259,950

23 Wallshead Way, Church Aston, TF10 9JG

Overview

- Recently Modernised, Semi-Detached Property
- Three Bedrooms
- Popular Residential Area of Church Aston
- Kitchen and Dining Area
- Lounge
- Bathroom
- Good Sized Driveway Parking
- Lovely Rear Gardens
- Council Tax Band B
- EPC Rating – D



BRIEF DESCRIPTION

A wonderful opportunity to acquire a recently Modernised, Three Bedroom Semi-Detached Property in the sought after Church Aston area. Boasting a well appointed downstairs with a modern Kitchen that features integrated appliances, as well as a good size Dining Area and a light filled Lounge. Upstairs, Two generous Double Bedrooms, both with built in storage and a Third Bedroom complete the accommodation. There is also a recently Re-Fitted Bathroom with smart fittings and aqua boards throughout. Externally, you will find a private, Sunny Garden with a patio area as well as a driveway Parking and well established front garden.

LOCATION

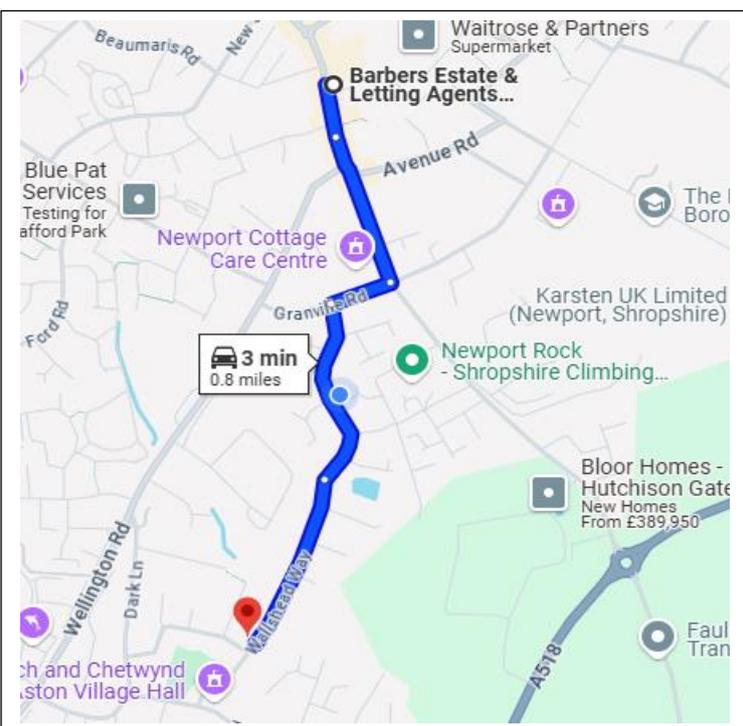
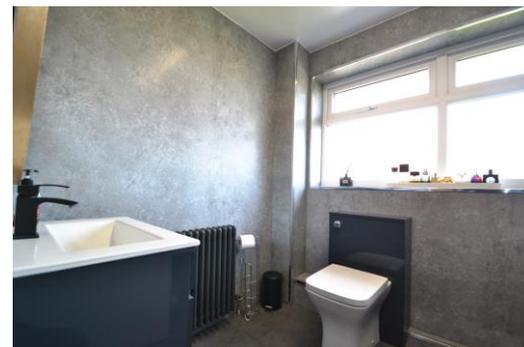
The village of Church Aston is just a short distance to the south of Newport - a popular market town with busy High Street offering you independent shops, cafes, bakery, doctors, dentists, opticians and an indoor market. Newport has a wealth of sporting activities including a swimming pool and tennis, 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. 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



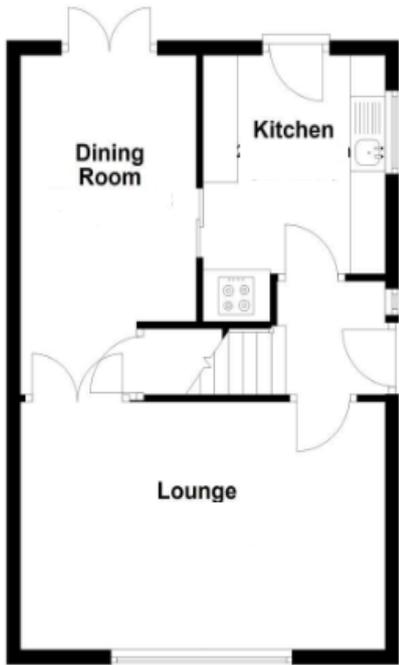
DIRECTIONS: From Newport High Street proceed out on Upper Bar and then turn right into Granville Road. Turn left into Ashworth Way which continues into Wallshead Way and where the property is located on the right hand side, marked by our For Sale board.

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: 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.

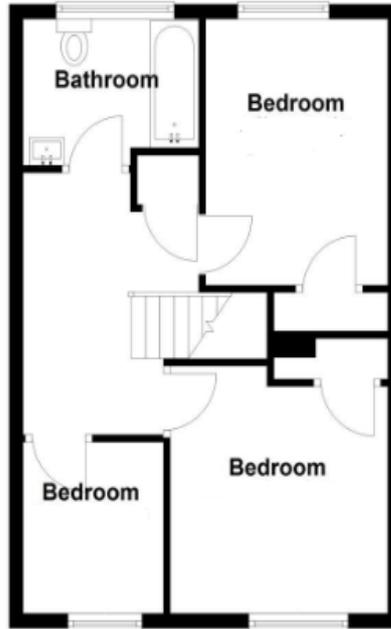
Ground Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



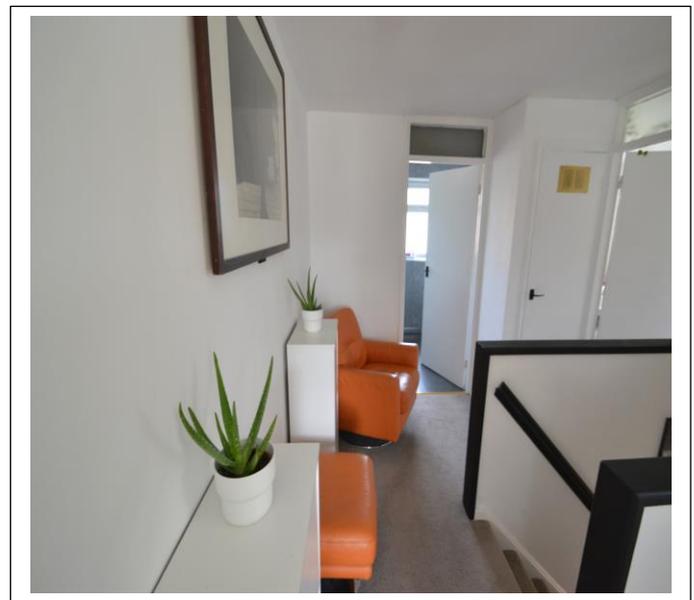
First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



KITCHEN: 9'7" x 8'4" (2.92m x 2.54m)
LOUNGE: 17'1" x 11'3" (5.21m X 3.43m)
DINING AREA: 8'3" x 14'9" Max
(2.51m X 4.5m)
BEDROOM ONE: 10'1" x 10'4"
(3.07m X 3.15m)
BEDROOM TWO: 11'3" x 8'7"
(3.4m X 2.62m)
BEDROOM THREE: 6'6" x 8'4"
(1.98m X 2.54m)

Total area: approx. 83.3 sq. metres (896.2 sq. feet)



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

Tel: 01952 820 239

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.