



Helping *you* move



16 The Close, Church Aston, TF10 9SL

A Superb Architecturally Designed Detached Property in the most sought-after area of Church Aston with No Upward Chain. Flexible Accommodation boasting Five Bedrooms and Three Bathrooms, there is also a wealth of Living Space including a Kitchen Diner, Utility room, Spacious Living Room, Separate Dining Room and Conservatory. With Private South Facing Gardens to the rear, a Double Garage and Parking.

Offers in the Region of
£595,000

16 The Close, Church Aston, TF10 9JL

Overview

- Fabulous Architect Designed Home
- Established Rear Gardens
- No Upward Chain
- Five Bedrooms
- 20ft Living Room
- Kitchen Diner
- Separate Dining Room
- Three Bathrooms
- Sunny Aspects
- Double Garage
- Council Tax Band F
- EPC Rating D



BRIEF DESCRIPTION

A Fabulous Architect Designed Detached Property, well positioned and occupying a corner plot in a highly popular cul-de-sac, with superb gardens to the rear and coming with the benefit of No Upward Chain. This property offers generous, family living space, as well as keeping the characterful design features of its period. The property is well maintained and offers scope for modernisation if required. It has flexible, downstairs accommodation which can be divided, to provide an annex to suit homeworking and multi generational families. A good size Kitchen Diner flows through to the separate Dining Room and Conservatory, which has views out over the garden. A 20ft Living Room boasts a high ceiling and is well-lit with natural light thanks to the glazed sliding doors.

LOCATION

The property is just 0.9 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.



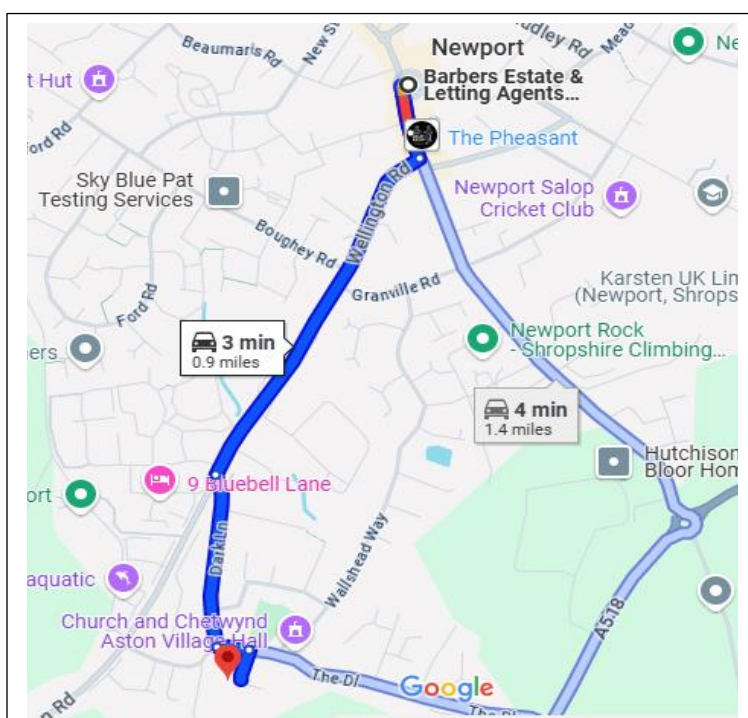
Your **Local** Property Experts
01952 820 239



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 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/>

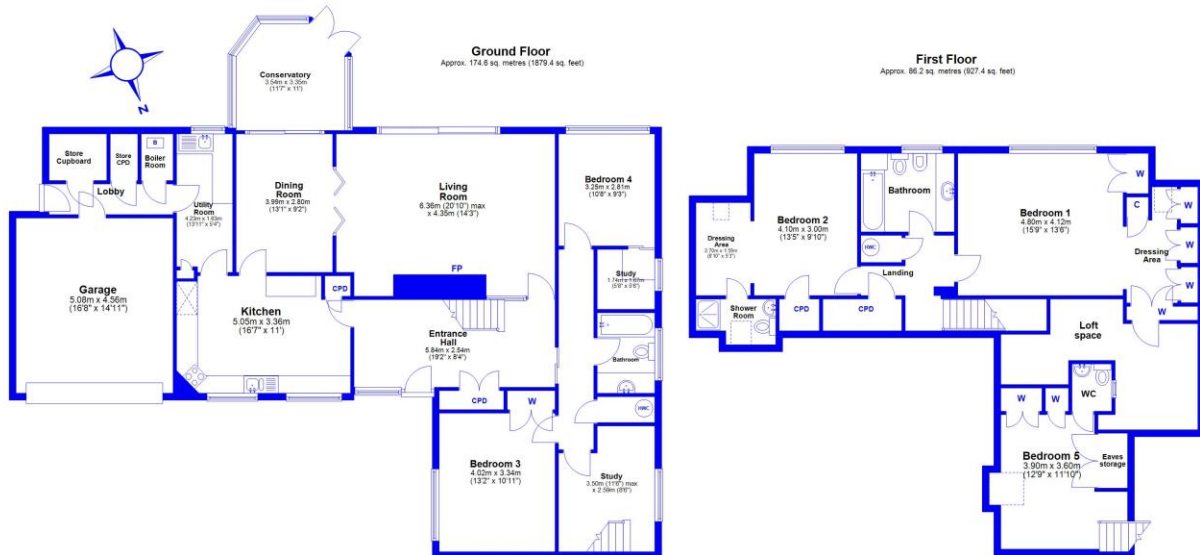
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



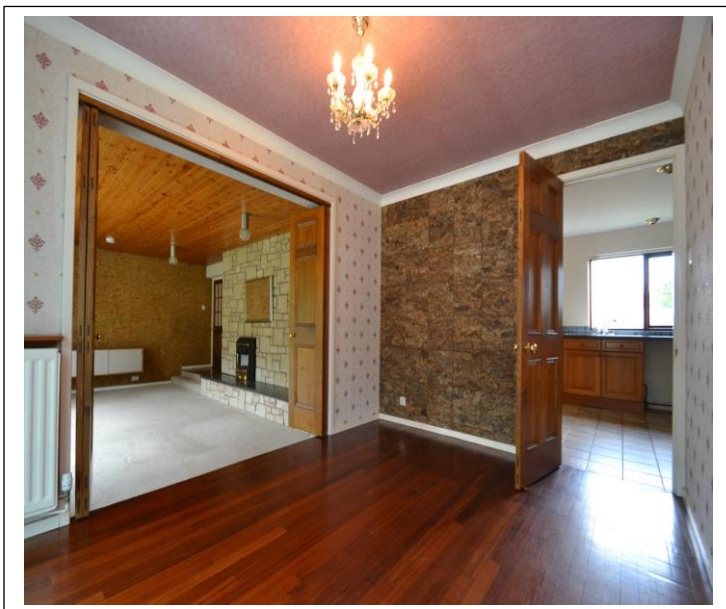
DIRECTIONS: From our office head south on the High Street, continue onto Upper Bar, then turn right onto Wellington Road, then slight left onto Dark Lane. Turn left onto The DI then turn right onto The Close where the property will be located on the right hand side.

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.



Total area: approx. 260.8 sq. metres (2806.8 sq. feet)
16 The Close, 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! Tel: 01952 820 239

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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.