



11 The Close, Church Aston, TF10 9JL

Helping *you* move



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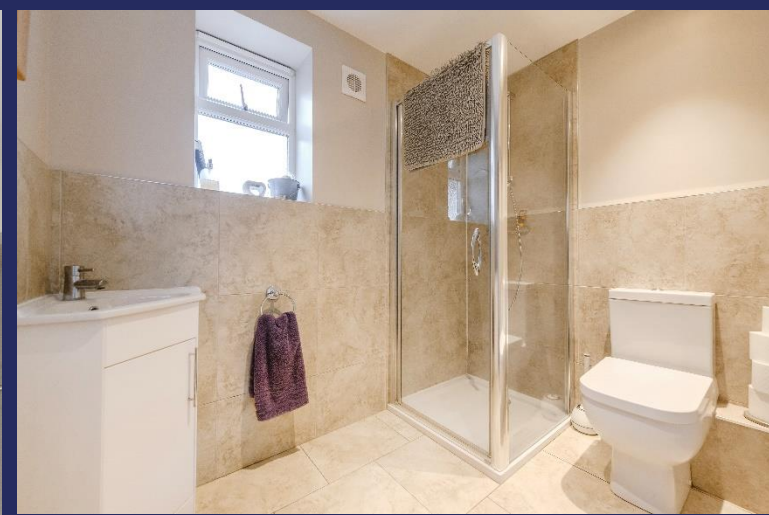
**Freehold – Offers in the Region of
£600,000**



Features

- **Stunning Architect-Designed Detached Residence**
- **Four Double Bedrooms**
- **Kitchen Living Dining Room**
- **Further Dining Room/Snug /Play Room**
- **Utility Room, Office**

En-Suite to Main Bedroom, Family Bathroom
Garage, Long Driveway, Garden Sheds
Established Large Rear Gardens with Patio
Set in a plot of approximately Half an Acre
EPC Rating -C, Council Tax Band F



BRIEF DESCRIPTION

Stunning architect-designed Detached Residence nestled within a highly sought-after residential cul-de-sac, boasting an exceptional plot.

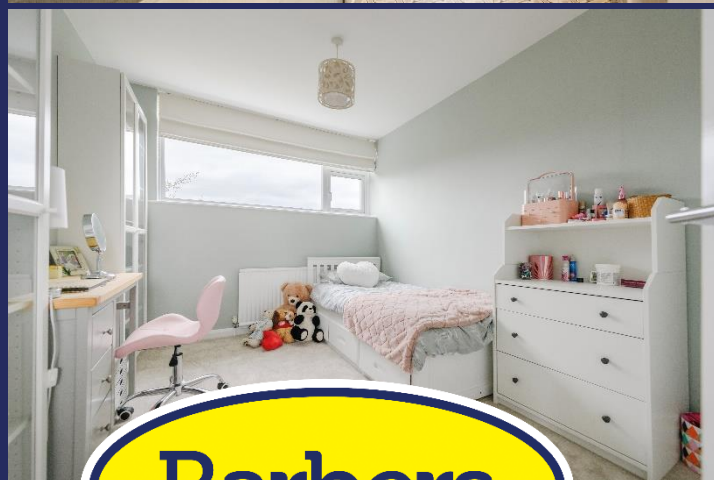
This exquisite property offers spacious family living, enriched with charming architectural details. Recently renovated with tasteful modern touches, it features an expansive Open-Plan Kitchen, Living, and Dining Area overlooking the sprawling Gardens. Additional highlights include a separate Lounge, Dining Room/Playroom/Snug, generously sized Office, and a spacious Utility Room. Upstairs, Four Double Bedrooms await, accompanied by a captivating Landing with a Balcony and a Family Bathroom. Outside, the property boasts Ample Parking and enchanting Gardens, all within the serene surroundings of Church Aston, with the amenities of neighbouring Newport just a stone's throw away.



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.



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TO VIEW THIS PROPERTY: 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

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 left hand side.

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

EPC RATING: C-70 The full energy performance certificate (EPC) is available for this property upon request.

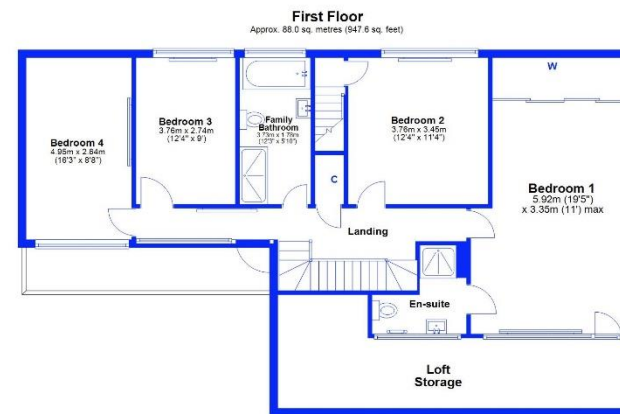
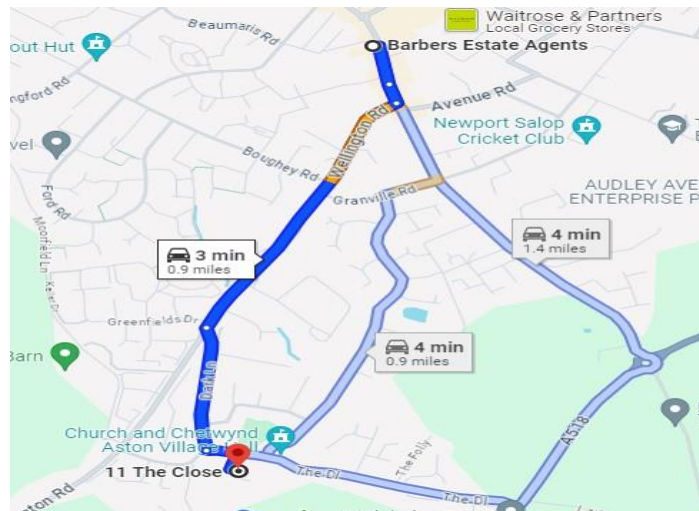
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.





Total area: approx. 211.2 sq. metres (2273.4 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 and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures 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.

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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 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.



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