



Helping *you* move



## 57 Church Aston, Newport, TF10 7JS

A charming, Character, Semi-Detached Residence in sought-after Church Aston, near Newport Town. Tastefully decorated with large Private Gardens. Features include a spacious Kitchen, Dining Room, Lounge, Office, Conservatory, 4 Double Bedrooms, one En-Suite and a Family Bathroom, Parking and Brick-Built Shed.

Offers in the Region of  
**£450,000**



# 57 Church Aston, Newport, TF10 7JS

## Overview

- Superb Character Residence
- Stunning Kitchen Breakfast Room, Separate Large Utility Room
- Dining Room, Lounge and Sitting Room
- Conservatory, Main Bedroom with En-Suite
- 3 Further Bedrooms and Period Style Bathroom
- Large Gardens
- Off Road Parking
- Store
- Council Tax Band C
- EPC Rating D



## BRIEF DESCRIPTION

Introducing an outstanding Semi-Detached Character Residence located in the highly sought-after village of Church Aston, just a short distance from Newport Town with its many amenities. This charming property has been tastefully decorated and boasts expansive, Private Gardens that offer a tranquil retreat.

The residence features spacious accommodation, including a very large Kitchen/Breakfast Room with access to a substantial Utility Room and a convenient Ground Floor WC. A delightful character Dining Room leads seamlessly into the inviting Lounge, which then flows to the rear Entrance Hall, providing access to an Office/Sitting Room and a lovely Conservatory.

## LOCATION

The property is just 1.1 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

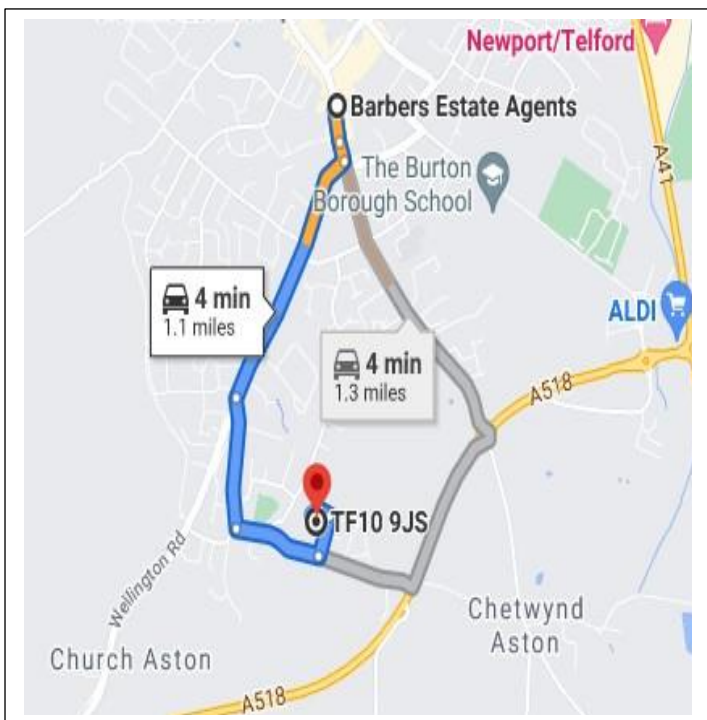


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](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. 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

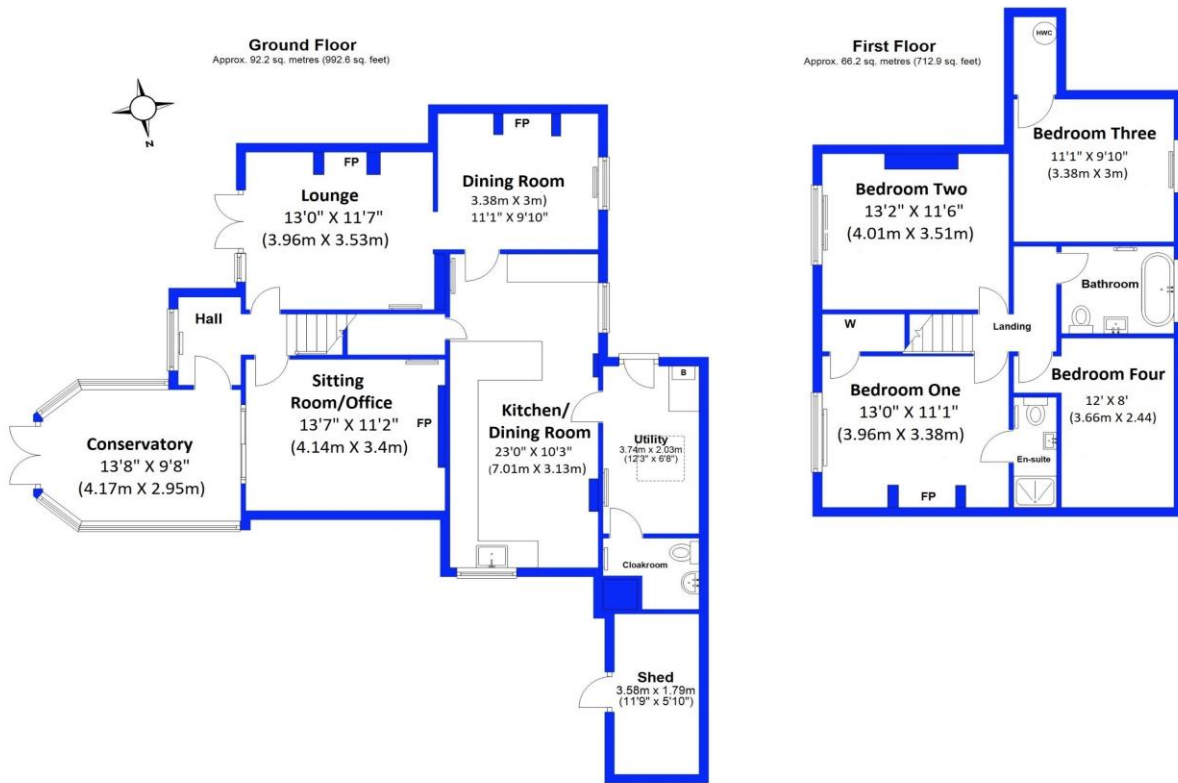


**DIRECTIONS:** From our office in the High Street, continue towards Upper Bar then turn right onto Wellington Road, continue straight then turn left into Church Aston then left again and go past the Church and the School then turn left into The Spinney and left again where the property will be on the left hand side as 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 also confirm your identity. A list of acceptable ID documents is available upon request.





Total area: approx. 158.4 sq. metres (1705.5 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 and 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.

57 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

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

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.