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## 1 Chetwynd Mews, Pave Lane, Chetwynd Aston

A beautiful, modern Detached House with the flexibility to include a Ground Floor Fourth Bedroom if desired. This wonderful home is located just outside Newport Town and offers versatile and spacious living, set on a good sized plot with Extensive Parking.

Offers in the Region of  
**£555,000**



# 1 Chetwynd Mews, Pave Lane, Chetwynd Aston

## Overview

- Fabulous, Modern, Detached House
- 3/4 Bedrooms, Main with En-Suite
- Entrance Hall, Lounge
- L-Shaped Kitchen Living Dining Room
- Utility Room
- Ground Floor Shower and W.C.
- Family Bathroom
- Set in a Wide Plot with Landscaped Gardens
- Detached Brick Built and Tiled Garage/Office
- Large Walk-In Store
- EPC Rating C, Council Tax Band F



## BRIEF DESCRIPTION

A fabulous modern Detached House with the flexibility to include a Ground Floor Fourth Bedroom if desired. Located just outside Newport Town, this wonderful home offers spacious and versatile living, set on a Generous Plot with Extensive Parking. The ground floor boasts a welcoming Entrance Hall, a very spacious Lounge, and an impressive open-plan Kitchen that seamlessly wraps around to include a Living Area and a bright, airy Dining Space. Additional features include a separate Utility Room and convenient access to a Ground-Floor Shower Room.

Upstairs, the property offers Three beautifully presented Bedrooms, including a Main Bedroom with an En-Suite, and a large Family Bathroom.

## LOCATION

The property is just 1.2 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.

**SERVICE CHARGE:** We confirm there is a service charge payable to Chetwynd Mews Limited, which is currently £200 per annum for the upkeep of the land and private road.



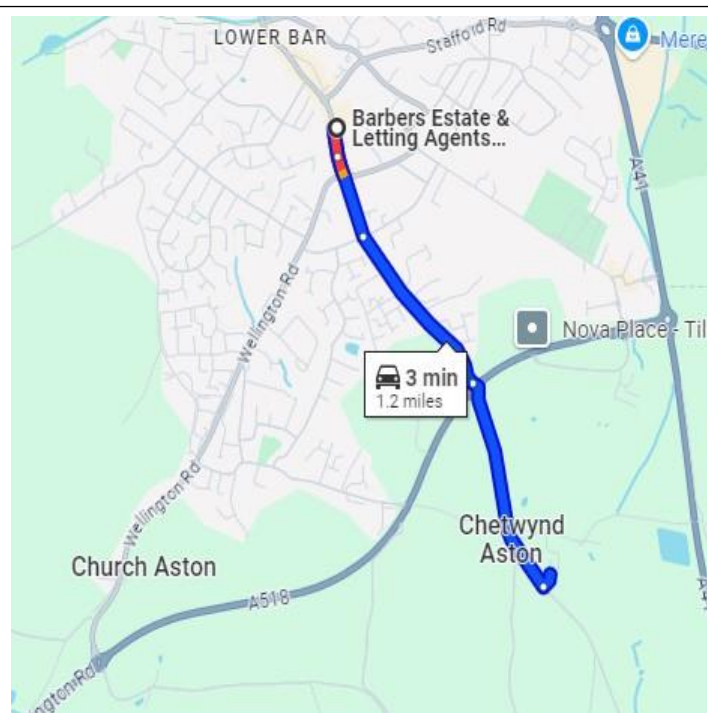
Your **Local** Property Experts  
01952 820 239



**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 the mains electricity, mains water and drainage together with LPG central heating 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, head south and continue onto Upper Bar, continue onto Station Road and at the roundabout, take the 2nd exit onto Chetwynd Aston, carry on past the Wheatsheaf Public House and then turn left onto Chetwynd Mews where the property will be located on the left hand side immediately upon turning.

**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.





Total area: approx. 174.3 sq. metres (1875.9 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 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.

1 Chetwynd Mews, 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)

**Barbers**

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.