



Helping *you* move



## 40 St Andrews Way, Church Aston, TF10 9JQ

This well presented Three Bedroom Semi-Detached Home Offers plenty of space both inside and out and is set in a really popular location. The house comes with an Integral Garage, brick-paved parking at the front, and a generous Rear Garden that's bigger than average together with the added bonus of a lovely Summer House.

Offers in the Region of  
**£257,500**



# 40 St Andrews Way, Church Aston, TF10 9JQ

## Overview

- A Beautifully Presented, Traditional Semi-Detached Home
- Three Bedrooms
- Kitchen, Utility Room
- Lounge, Dining Area
- Bathroom
- Garage and Driveway
- Extra Parking Area
- Attractive Rear Garden with Paved Patio
- Timber Summer House
- Council Tax Band B
- EPC Rating D



## BRIEF DESCRIPTION

This beautifully presented traditional Three Bedroom Semi-Detached Home is set on a really popular road and offers plenty of space inside and out. Downstairs, there's a welcoming Entrance Hall with handy Storage, a spacious Lounge, a separate Dining Room, a well fitted Kitchen, and a large Utility Area with even more Storage. Upstairs, you'll find Two good sized Double Bedrooms and a Third Single Bedroom that's been cleverly fitted out with great Built-in Storage and a Bed, making the most of the space. There's also a bright and modern Bathroom. The house comes with an Integral Garage, brick-paved parking at the front, and a generous Rear Garden that's bigger than average-perfect for families or entertaining, with the added bonus of a lovely Summerhouse.

## 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.





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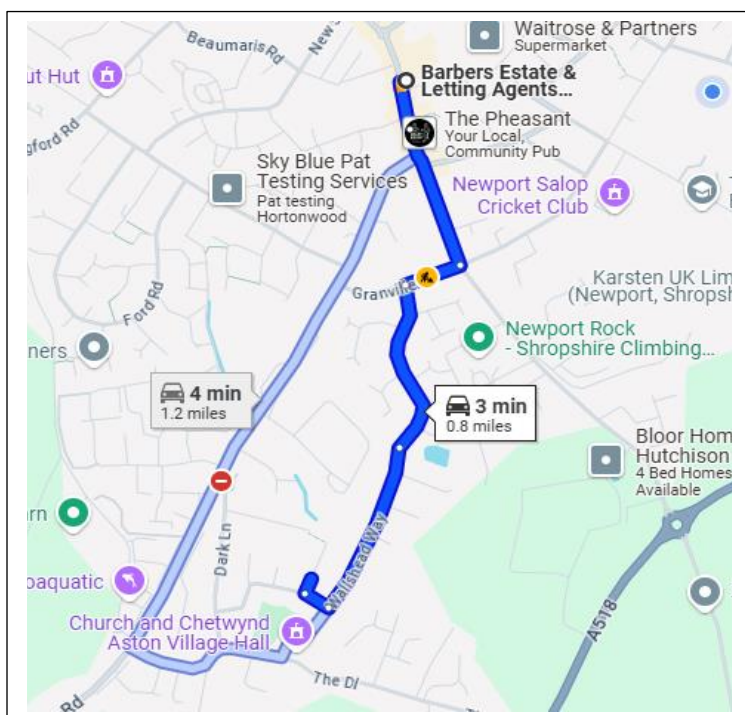


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

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 the High Street in Newport turn right into Wellington Road following this road for approximately a quarter of a mile turning left at the signpost for Church Aston. Take the second left into St Andrews Way and following this road around - the property can then be found on the right hand side, identified by our For Sale Board.

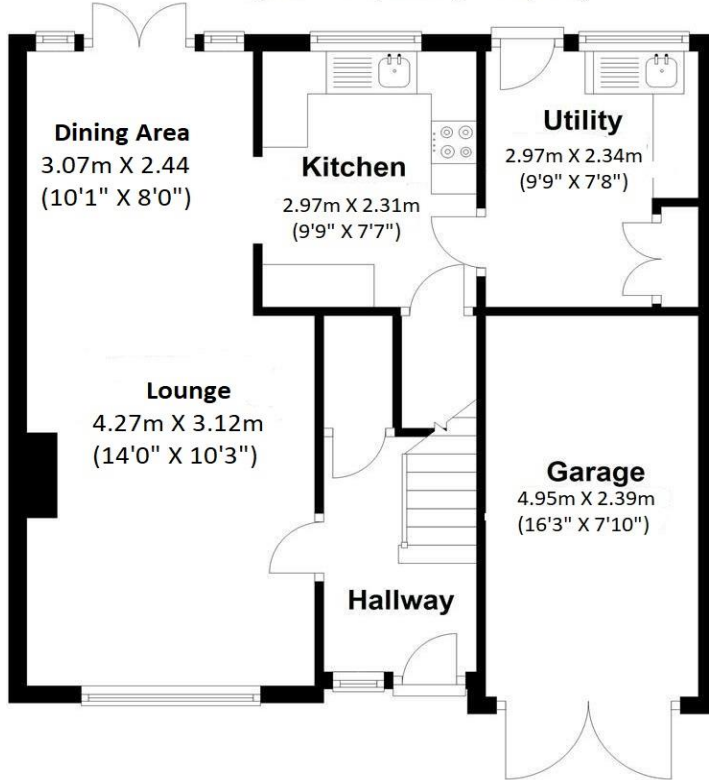
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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

**AML REGULATIONS:** 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.



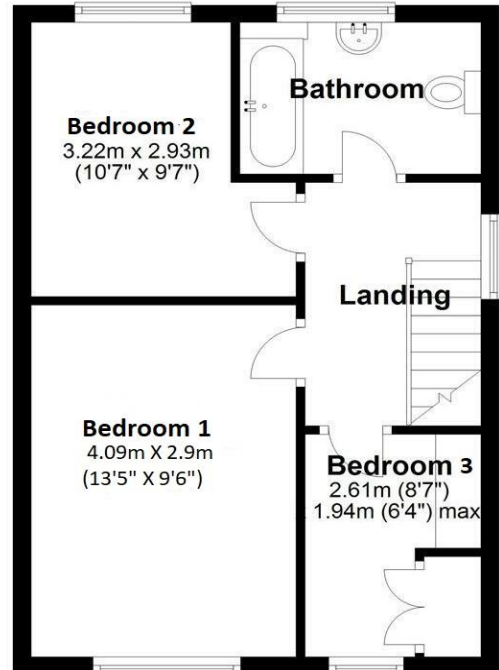
### Ground Floor

Approx. 60.6 sq. metres (652.8 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 97.6 sq. metres (1051.1 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](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.