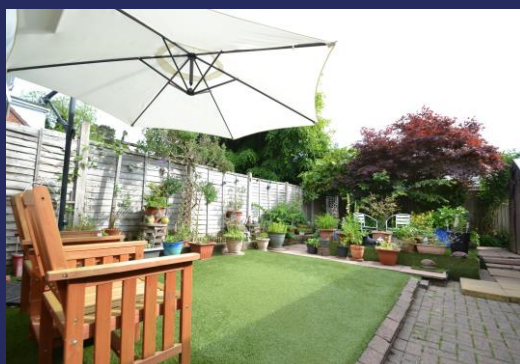




Helping *you* move



### 10 The Spinney, Church Aston, TF10 9JX

A well appointed Three Bedroom Semi-Detached Property in a quiet cul-de-sac in the heart of Church Aston. This property offers plentiful living accommodation with an added Conservatory, a modern Bathroom as well as Three Bedrooms upstairs and a lovely Garden. There is also a useful Garage and lots of Parking.

Offers in the Region of  
**£224,995**



# 10 The Spinney, Church Aston, TF10 9JX

## Overview

- Semi-Detached Property
- Popular Church Aston Area
- Cul-de-Sac
- Three Bedrooms
- Generous Living Accommodation
- Established Garden
- Plentiful Parking
- Garage
- Council Tax Band B
- EPC Rating – D



## BRIEF DESCRIPTION

Tucked away in a private cul-de-sac in the popular Church Aston area, this property offers plenty of downstairs living accommodation with a cosy separate lounge, spacious kitchen diner and a conservatory that also leads directly to the rear garden. You will find a modern bathroom with bath and shower, and upstairs there are two double bedrooms and a third single bedroom that would also lend itself very well to home working. Typical of its style, the house has large windows which give the benefit of lots of natural light throughout. Externally, you will find a pretty, established garden with a variety of shrubs, plants and an Acer tree. There is also a garage and plenty of parking for several cars.

## 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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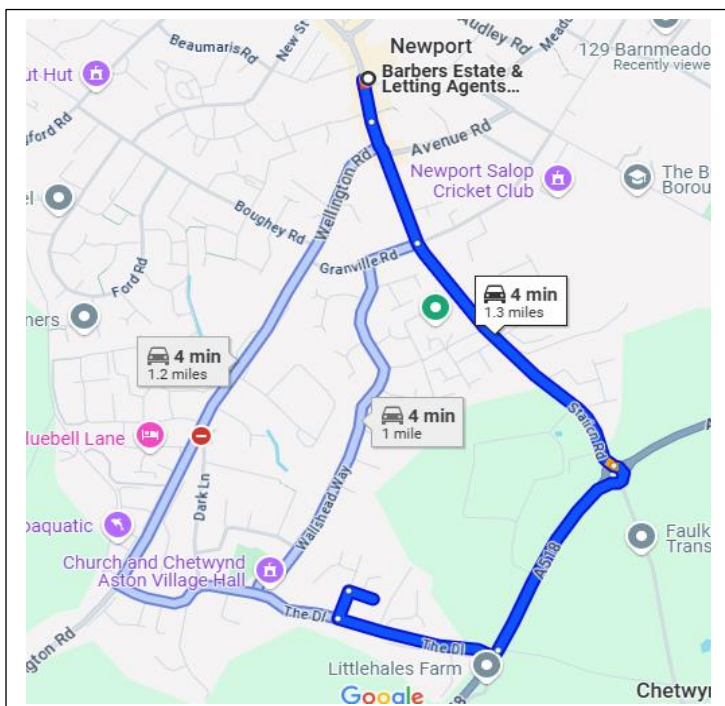


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

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, continue along for approximately half a mile, taking the second left signposted Church Aston, continue along here, passing over the hump backed bridge and The Spinney is the first turning on the left hand side. As you turn into the cul-de-sac take the first turning on the right, where the property will be located on the right hand side.

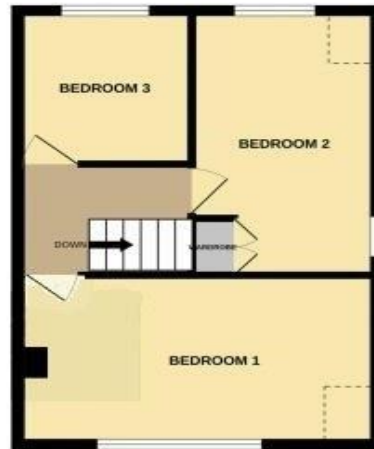
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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

**AML REGULATIONS:** 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.

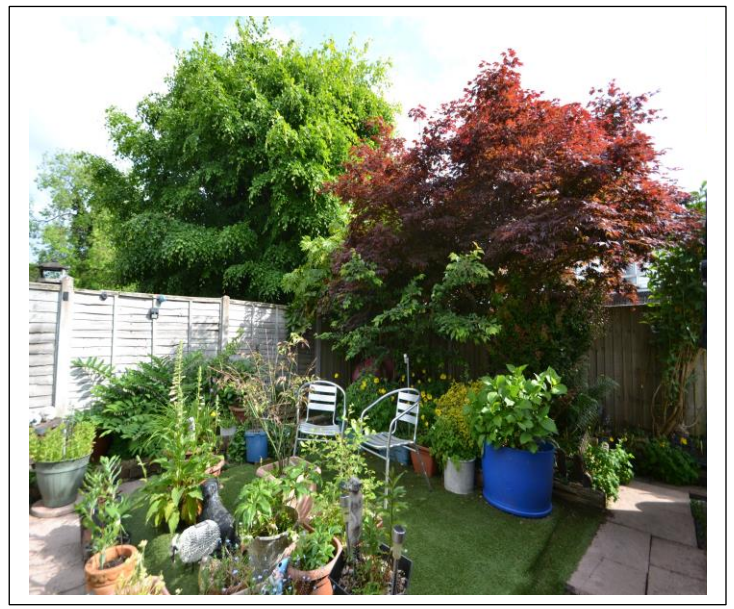
GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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## Selling your home?

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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.