



Helping *you* move



### 1 The Dale, Church Aston, TF10 9JW

An excellent opportunity to purchase an Extended, Three Bedroomed Semi-Detached Property in an excellent semi-rural location. Extended over two storeys, it offers generous living space downstairs with 3 Reception Areas, plus a Breakfast Kitchen, separate Utility and downstairs Shower Room. Upstairs there are Three Double Bedrooms and a Family Bathroom. Externally there is plenty of space, with a South-Facing Garden and a Large Driveway to the front.

Offers in the Region of  
**£357,000**



# 1 The Dale, Church Aston, TF10 9JW

## Overview

- An Extended Semi-Detached Property
- Three Double Bedrooms
- Main Bedroom with Juliet Balcony
- Popular Location of Church Aston
- Kitchen Breakfast Room
- Utility Room
- Lounge with Log Burner
- Sun Room, Dining Room
- Open Views Over Fields to the Rear
- Ground Floor Shower Room and Upstairs Bathroom
- Parking for Multiple Cars
- South Facing Rear Gardens with Patio Area
- EPC Rating C, Council Tax Band B



## BRIEF DESCRIPTION

A superbly extended Three Bedroom Semi-Detached Property, located in the lovely semi-rural village of Church Aston. Boasting Open Views over Fields to the rear whilst still being in close proximity to local amenities. It also offers a wealth of internal space, with large Lounge and Dining Areas and a Sun Room in the extension to the rear. A large Breakfast Kitchen features integrated Neff appliances, as well as an induction hob and stylish ceramic sink. A handy Utility and Ground Floor Shower Room offer added practicality. Upstairs you will find Three Double Bedrooms, with Bedroom One being over 20 feet long and featuring large windows with a Juliet Balcony. There are Two further Double Bedrooms and a Family Bathroom too.

## 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.





Your **Local** Property Experts  
01952 820 239

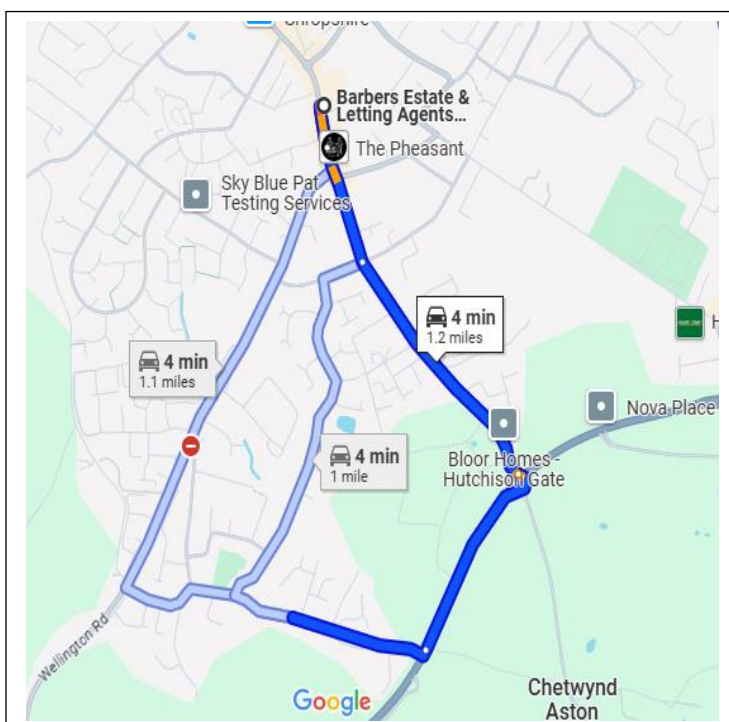
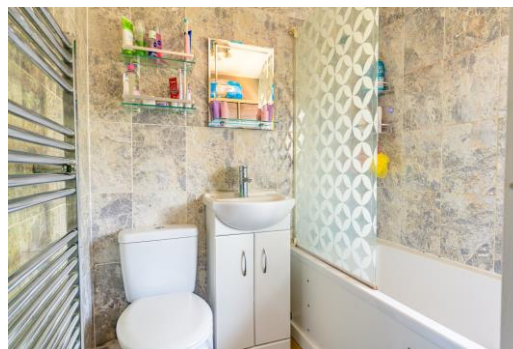
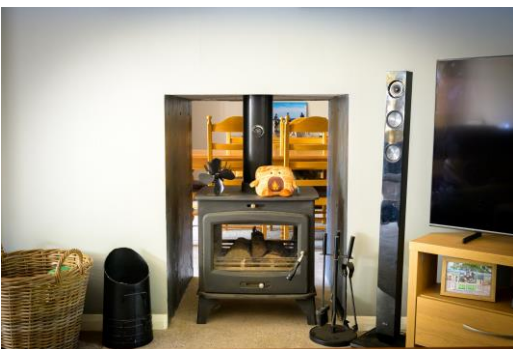


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

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

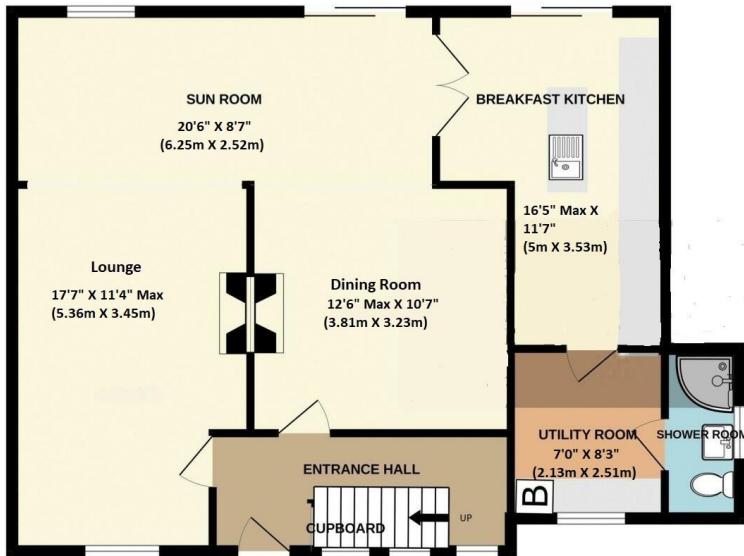


**DIRECTIONS:** From our office head south on High Street and continue onto Upper Bar, turn right onto Wellington Road then slight left onto Dark Lane then turn left onto The DI and the property will be located on the left hand side.

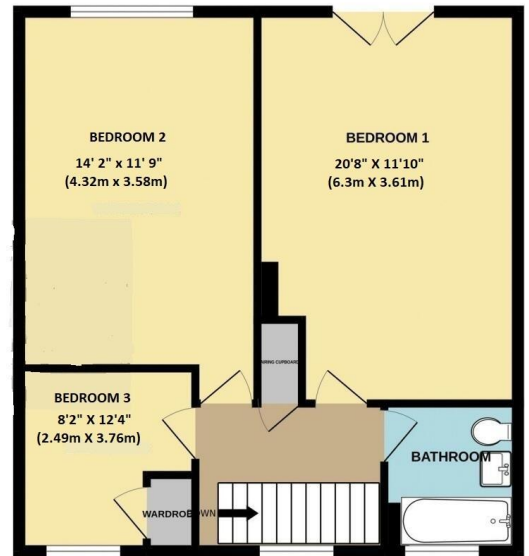
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.