



Helping *you* move



16 Highfield, Church Aston, TF10 9LW

A spacious, Four Bedroom Detached House in a charming Cul-De-Sac position. Located in the popular village of Church Aston which is approximately one mile from Newport Town Centre. The property also has the benefit of a new boiler which was installed in November 2022 and a new Electrical Certificate obtained in February 2023.

Offers in the Region of
£469,995

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Overview

- A Spacious Detached House
- Located in a Charming Cul-de-Sac Location
- Four Bedrooms, Main with En-Suite Shower Room
- Kitchen/Dining Room, Utility Area
- Lounge with Coal Effect Gas Fire
- Garden/Sitting Room
- Family Bathroom
- Private Rear Gardens
- Garage
- Driveway Parking for Several Cars
- Council Tax Band E
- EPC Rating – D



BRIEF DESCRIPTION

A highly desirable four-bedroom detached family home, perfectly positioned within the sought-after village of Church Aston. The ground floor offers a welcoming Entrance Hall, Guest WC, a spacious Lounge, and an impressive open-plan Kitchen/Dining Room with access to the Utility, rear Lobby, and an additional Sitting Room. Upstairs, there are four well-proportioned Bedrooms, including a Principal Bedroom with a newly fitted En-Suite Shower Room, complemented by a stylishly refitted Family Bathroom. Outside, the property is set back behind a generous frontage, with a Double Garage featuring an automatic roller shutter door. The private, mature gardens also provide access to a pathway which leads directly to Newport Town Centre with a delightful backdrop which further enhances the appeal of this wonderful home.

LOCATION

The property is approximately one mile 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

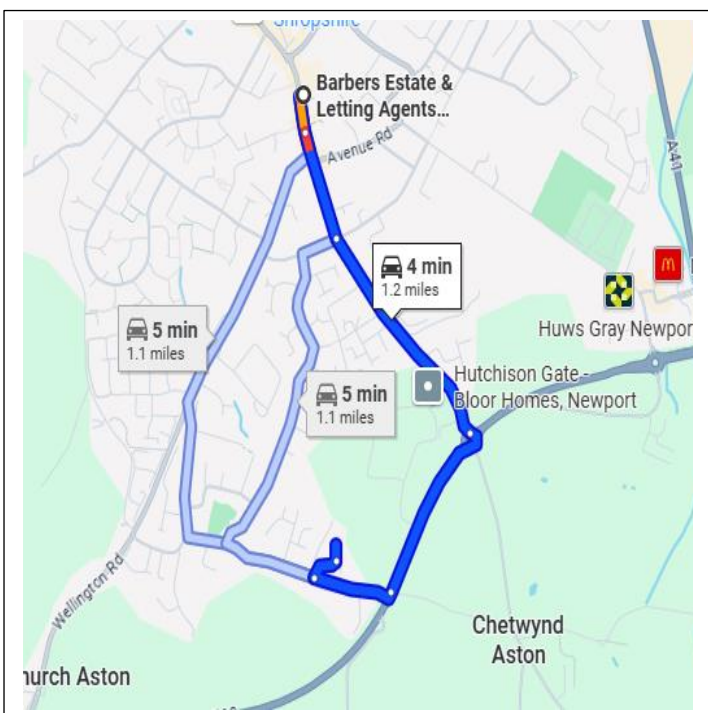


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

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/>

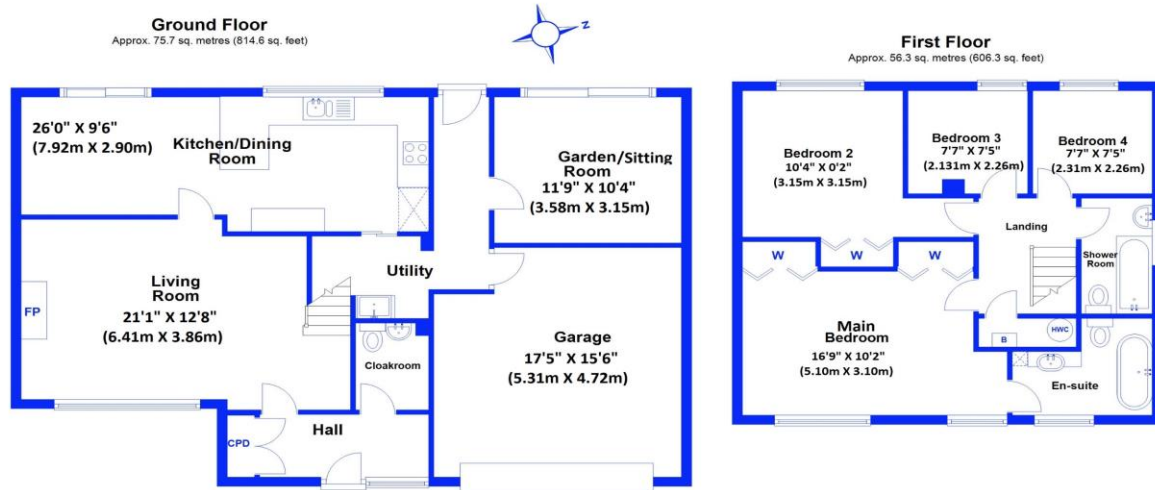
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: SAT NAV : TF10 9LW - From our office head south on High Street, continue onto Upper Bar then turn right onto Wellington Road, then slight left onto Dark Lane then turn left onto The Dale, turn left onto Highfield 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.

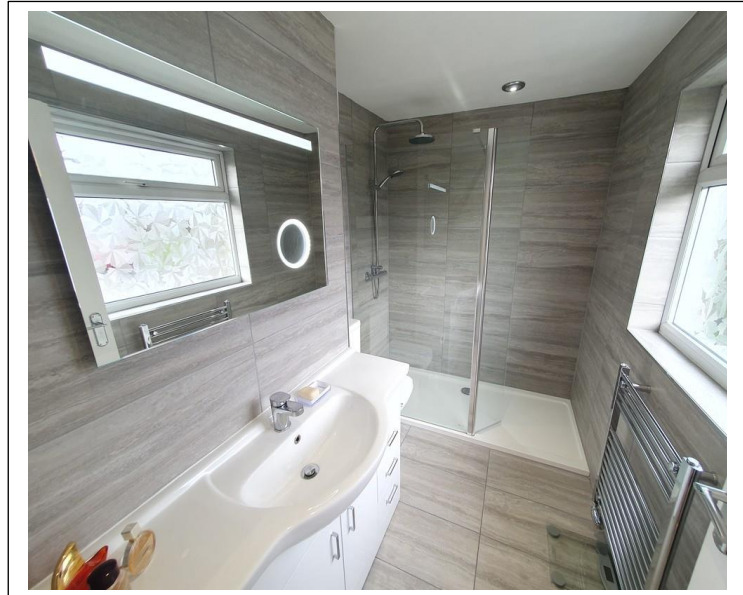
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you 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.



Total area: approx. 132.0 sq. metres (1420.9 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, 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.

16 Highfield, 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

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Email: 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.