



**Estate Agents  
Letting Agents  
Surveyors & Valuers**

23 - 25 High Street  
Newport  
Shropshire  
TF10 7AT  
01952 812519  
sales@tempertons.co.uk



**Crescent House The Crescent, Church Aston, Newport, TF10 9LA  
Offers In The Region Of £375,000**





# Crescent House The Crescent, Church Aston, Newport, TF10 9LA Offers In The Region Of £375,000



The property offers spacious and flexible family living accommodation, the ground floor comprising a spacious lounge, kitchen-diner, conservatory, study, cloaks/WC and a converted garage (currently being used as a beauty room). To the first floor there is a principal bedroom with contemporary ensuite. A further two double bedrooms and a family bathroom. Externally the property has a large driveway with parking for at least four cars. There is also access to two stores. The rear garden has been landscaped to shaped lawn and a patio area. The property sits in a lovely semi-rural position with views to agricultural fields at the rear.

The popular village of Church Aston is close to lovely countryside walks on the edge of the village, and approximately one mile from Newport town centre. The village itself benefits from a primary school, church and church hall and dedicated children's play area. There are schools of high repute in the market town of Newport along with supermarkets, a wide selection of chain and independent shops, leisure facilities and regular bus services to Telford (10 miles) and Stafford (16 miles) with their mainline railway stations. Shrewsbury is approximately 19 miles away, with its theatre, museums and a wide variety of shops.

The property in more detail:-

Full-width canopy porch into...

## Entrance Hall

Being L shaped with tiled flooring, a radiator and stairs to first floor with alcove. First door to...

## Cloakroom / WC

With pink low level flush WC and pedestal wash basin. Radiator.

## Lounge

12'1" x 17'0" (3.7 x 5.196)

Comprising a recess fireplace with contemporary coal effect living flame fire and oak beam above. Sliding double glazed doors to rear garden. Radiator and door to...

## Study

6'7" x 9'9" (2.03 x 2.98)

Versatile room currently used as a study. With radiator and front facing bay window.

## Kitchen-Diner

21'10" x 10'1" (6.67 x 3.09)

With a good range of fitted base and wall mounted cupboards with contrasting work surfaces and breakfast bar. Comprising 1 1/2 bowl sink unit with drainer and single cupboard below. Space and plumbing for a washer-dryer. Integrated dishwasher. Double oven with small alcove below and extractor hood above. Space for fridge-freezer. uPVC window with rear aspect. Two radiators. Tiled floor. Double glazed door to...

## Conservatory

9'5" max x 17'10" max (2.89 max x 5.44 max)

Having cavity brick base walls with hardwood framed double glazed units above. Translucent panelled roof. Double doors to rear garden. Radiators, power and lighting.

## Beauty Salon

17'5" x 7'9" (5.31 x 2.38)

Converted from the former garage to a beauty room as part of the vendors business. A versatile room with radiator and lighting.

From the entrance hall, staircase rises to the first floor landing, with cupboard housing hot water cylinder.

## Main Bedroom

27'2" x 4'3" (8.3 x 1.3)

Complete with two double wardrobes, over-head storage and rear facing uPVC double glazed window. Radiator. Door to...

## En-suite

Contemporary suite complete with P shaped bath with overhead electric shower and tiled surround. Low-level flush WC and two rear facing frosted double glazed windows. Vanity unit with cupboards and wash basin. Tiled floor and chrome ladder radiator.

## Bedroom Two

9'8" x 12'1" (2.96 x 3.69)

Double bedroom with built-in double wardrobe, front facing uPVC double glazed window and radiator.

## Bedroom Three

10'3" x 9'5" (3.13 x 2.88)

Double bedroom with built-in double wardrobe, front facing uPVC double glazed window and radiator.

## Bathroom

Complete with bath and overhead mains shower, wash basin and low level flush WC. Tiled surround and flooring. Radiator.

## Outside

The front of the property offers parking for at least 4 cars on a Tarmac surfaced drive. The property is well set back from the road being hedge lined and has brick pillars either side of the entrance with lanterns. To the right side of the house is a small Store which is currently used to house the bins. There is a further useful Store (27'2" x 4'3") which runs the full length of the property complete with shelving, lighting and door to rear outbuilding. The rear garden has been landscaped to shaped lawns and a block paved patio area. There is a paved pathway leading to the end of the garden where there are two garden sheds and a gate opening onto agricultural fields beyond.

## Additional Information

**COUNCIL TAX:** We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band E.

**EPC RATING:** D

**TENURE:** We are advised by the Vendors, that the property is held Freehold and vacant possession will be given upon completion.

**SERVICES:** We understand that mains water, electricity, gas and drainage are connected.

**POTENTIAL DEVELOPMENT:** It is understood that a housing development on land to the rear of the property has been proposed and that consultation over this is currently underway. No planning application has been submitted to date.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519  
Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

**DIRECTIONS:** From the Newport High Street take the Wellington Road towards the edge of town. After 1/4 of a mile take the left hand turn into Newtown (sign posted Church Aston). At the end of the road turn left continue over the bridge and past the school on the left. After a short distance the property can be found on the right hand side.

## Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

**HOME BUYERS SURVEYS AND VALUATIONS** undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

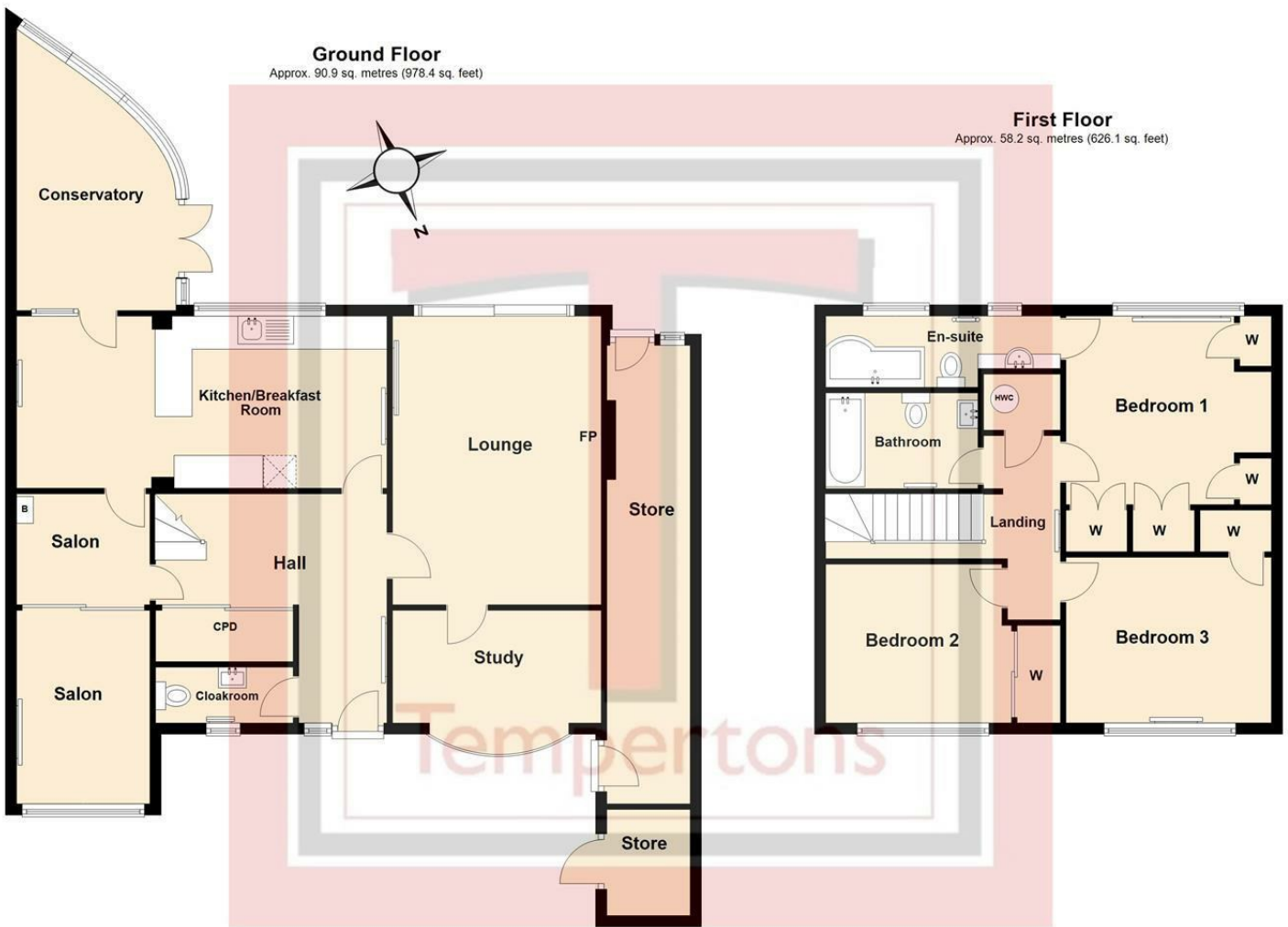
**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>64</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Total area: approx. 149.1 sq. metres (1604.6 sq. feet)

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**Crescent House, Church Aston, Newport**

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