



**Estate Agents  
Letting Agents  
Surveyors & Valuers**

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



**2 Orchard Close, Church Aston, Newport, TF10 9NA  
Offers In The Region Of £395,000**





# 2 Orchard Close, Church Aston, Newport, TF10 9NA

## Offers In The Region Of £395,000



Number 2 has been lovingly renovated throughout comprising to the ground floor a full-length Lounge with Conservatory, fully-fitted Kitchen, large Dining room, Utility and Cloakroom. The first floor is laid to a Principal Bedroom with En-suite, two further double Bedrooms and Shower room. The house is positioned in a secluded position accessed over a shared driveway offering parking for at least 4 cars. The enclosed and private rear garden has been landscaped to gravelled and patio areas with a wide variety of shrubs and flowers. Timber framed gazebo and steel pergola.

The property is situated in the popular village of Church Aston, close to lovely countryside walks, 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.

An internal inspection is highly recommended. Further detail to follow;

Recess porch with flagged paved flooring and outside light. uPVC panelled glazed front door into...

### Entrance Hall

Laminate flooring and radiator. Built-in cloaks cupboard with light fitting.

### Modern Cloakroom WC

With half-height wall tiling and floor. White suite comprising low-level flush WC. Wash hand basin with vanity cupboard below. Panelled radiator. uPVC framed patterned double glazed window.

### Lounge

23'10" x 11'9" (7.28 x 3.60)

A lovely well proportioned reception room with uPVC framed double glazed bow window to the front. Superb contemporary log effect inset gas fire and radiator. Double glazed patio door to...

### Conservatory

9'1" x 11'6" (2.78 x 3.51)

Private outlook and having uPVC framed double glazed elevations and 'French' doors to the rear garden. Ceiling mounted fan and light fitting. Wood effect flooring and wall lights.

### Modern Fitted Kitchen

14'4" x 9'8" (4.37 x 2.96)

Comprising an extensive range of fitted base and wall mounted cupboards with the former finished with roll edge work surface. Comprising Ellsi sink with cupboard and 3 drawer unit below. Two corner cupboards, two 1/2

cupboards all with work surfaces to finish. Integrated dishwasher. Lovely leisure Cookmaster range with extractor hood over. Recess for fridge-freezer, further separate double cupboard with worksurface over and matching wall cabinets above. Tiled flooring and uPVC framed double glazed window with outlook to rear garden. Radiator and understairs cupboard with light.

From the Kitchen, connecting door to...

### Dining Room

10'4" x 15'4" (3.17 x 4.69)

Generous size with uPVC framed double glazed window and uPVC framed double glazed 'French' doors to rear garden. Door to...

### Utility

9'6" x 8'4" (2.91 x 2.55)

(formally part of the double Garage) with 1 1/2 bowl sink unit and recess to the side with plumbing connection for a washing machine and condensing dryer. Further worksurface area with under counter recess for fridge-freezer. Splashback wall tiling and wall mounted cupboards. Radiator, power and lighting. Worcester boiler. Sliding door to...

### Garage

16'5" max x 15'10" max (5.01 max x 4.83 max)

Since being altered to provide a Utility room, the Garage is L shaped offering plenty of space for storage. Benefiting from power and lighting as well as an up and over door to the front. Side courtesy door to rear garden.

From the Entrance hall, stairs rise to the first floor Landing with double glazed window and access hatch to loft.

### Principal Bedroom

9'9" x 11'9" (2.99 x 3.60)

Having two double glazed windows to the front. Built-in double wardrobe with sliding mirror fronts and separate built-in shelved cupboard. Radiator.

### Bedroom Two

11'6" x 8'9" (3.53 x 2.69)

Double size bedroom with built-in double wardrobe having sliding mirrored fronts. uPVC framed double glazed window and radiator.

### Bedroom Three

8'4" x 12'11" (2.56 x 3.94)

Double size bedroom with fitted triple wardrobe. Two uPVC double glazed windows and radiator.

### Family Shower Room

Tiled shower cubicle with electric shower. Inset wash hand basin with vanity cupboard below and to the side. Low-level flush WC. Fully-tiled walls and floor. Heated chrome towel radiator. uPVC framed patterned double glazed window and recess spotlights.

## Outside

The house is positioned on a lovely private plot and is one of five detached houses on a select development. Approached over a shared driveway with Number One, the property benefits from off-road parking to the front for at least 4 cars. The front garden is set to lawn, shrubbed borders and flower beds. The conifer hedge on the left side of the driveway is also understood to be included with the property. An attractive feature of this property is the private enclosed rear garden, landscaped to areas of timber decking, slate chippings, established shrubs, bushes and planted boxes. Outside lighting and cold water tap.

## Additional Information

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

**EPC RATING:** C

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

**SERVICES:** All usual mains services are connected. The property is centrally heated via a series of radiators served by a gas centrally heated Worcester boiler located in the utility area. The property benefits from green energy with 11 Photovoltaic panels fitted to the main roof and providing electricity to the house, with any surplus fed into the grid.

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

## 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.

**HOMEBUYERS 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.

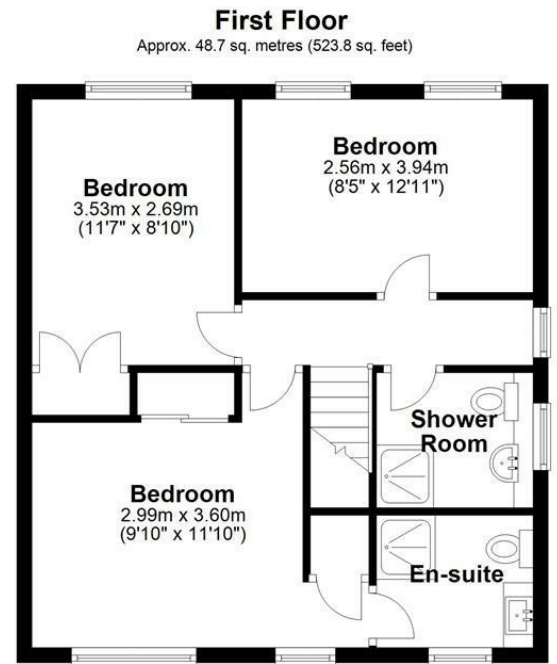
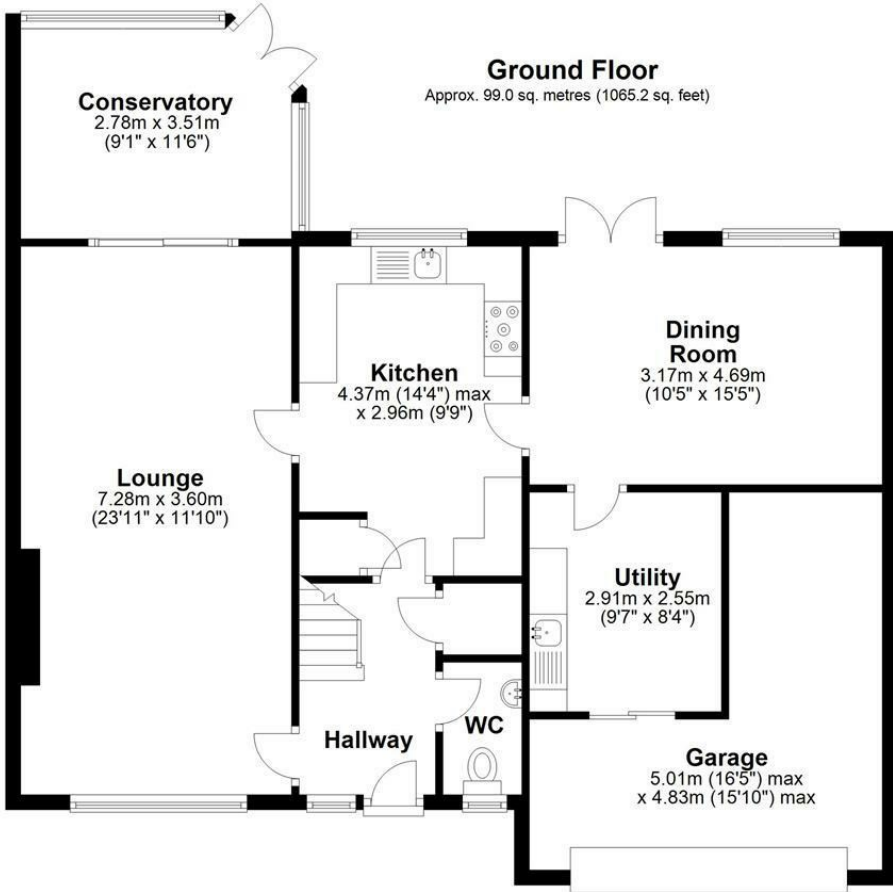
**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(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		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 147.6 sq. metres (1589.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

