



**Estate Agents
Letting Agents
Surveyors & Valuers**

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74 Wallshead Way, Church Aston, Newport, TF10 9LT
Offers In The Region Of £375,000

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****NO UPWARD CHAIN****

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 and a wide variety of shops.

The double glazed and gas centrally heated accommodation is set out in further detail below;

Porch

Having wood effect flooring. Door to...

Entrance Hall

Wood effect flooring and radiator.

Cloakroom / WC

Having a low-level flush WC and wash basin with cupboard below. Built-in storage cupboard.

Lounge

16'8" x 12'1" (5.09 x 3.70)

Central fireplace incorporating an electric fire and radiator. Front aspect double glazed window. Doors to...

Dining Room

9'10" x 10'7" (3.0 x 3.24)

Radiator and door to the rear garden.

Kitchen

13'2" x 8'7" max (4.03 x 2.64 max)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces over. Integrated oven with ceramic hob above and extractor hood over. Belfast sink with rose gold mixer tap. Tiled floor and rear aspect window.

Utility Room

12'7" x 7'11" (3.84 x 2.42)

Having fitted cupboards and a stainless steel sink with drainer. Space for a washing machine and upright fridge-freezer. Door to rear garden and further door to...

Double Garage

20'2" x 18'8" (6.15 x 5.71)

Having up and over doors to the front, power and light. Rear aspect double glazed window. Baxi central heating boiler.

Staircase from the Entrance Hall complete with stair runner rise to the first floor Landing, having a side aspect double glazed window, hatch to loft and cupboard housing a hot water cylinder.

Main Bedroom

13'0" x 10'2" (3.97 x 3.12)

A good sized double bedroom with wood flooring and front aspect double glazed window. Radiator.

Shower Room

Shower cubicle.

Second Bedroom

13'6" max x 10'2" (4.12 max x 3.10)

Rear aspect double glazed window and radiator.

Third Bedroom

10'3" max x 9'2" (3.14 max x 2.80)

Front aspect double glazed window and radiator. Built-in cupboard.

Fourth Bedroom

9'2" x 6'10" (2.80 x 2.10)

Rear aspect double glazed window and radiator.

Bathroom

Being fully-tiled having a panelled bath with mains shower head over. Pedestal wash basin and low-level flush WC. Side aspect double glazed window and towel radiator.

Outside

The property is approached off Wallshead Way onto a gravelled driveway providing off-road parking. Gated side access leads to the landscaped rear garden, set to lawn and areas with mature shrubs to borders.

Additional Information

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

EPC RATING: D (59)

TENURE: We are advised by the Vendor, 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.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any affecting the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: 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.

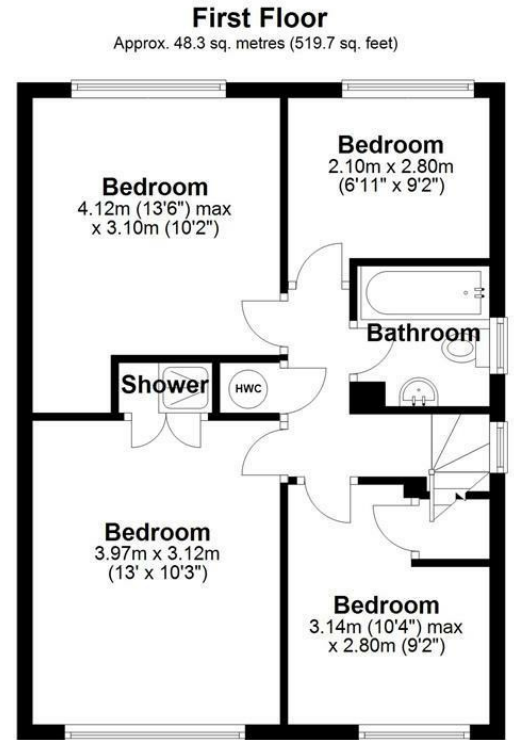
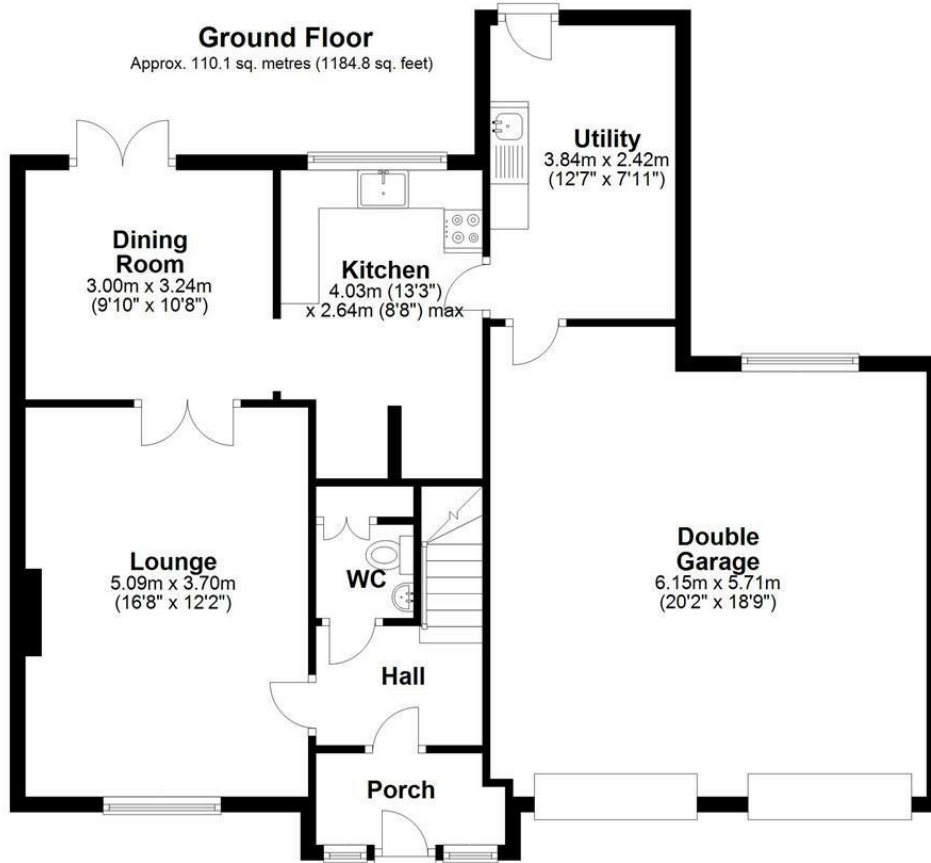
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	79
England & Wales		EU Directive 2002/91/EC



Total area: approx. 158.4 sq. metres (1704.5 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.