



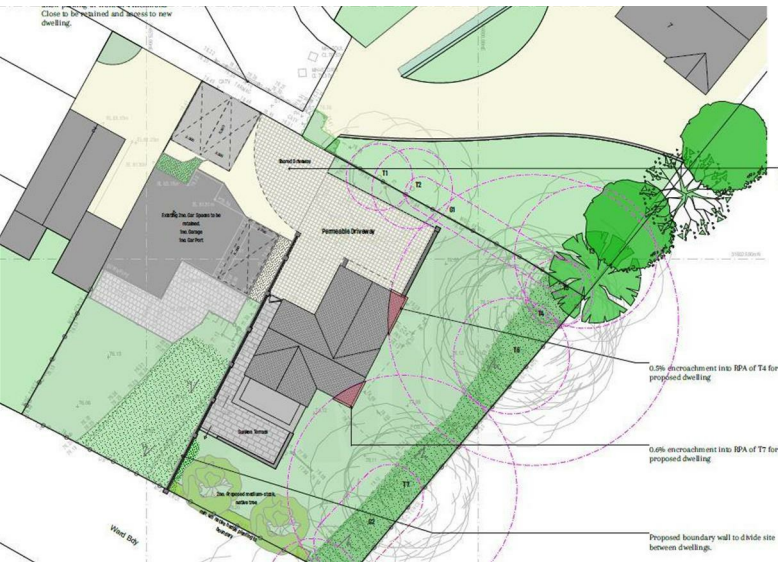
**Estate Agents
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4 Richmond Close, Church Aston, Newport, TF10 9LZ
Offers In The Region Of £385,000

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Location

The village of Church Aston, close to lovely countryside on the edge of the village, is approximately one mile from Newport town centre. The village itself benefits from a primary school, church and church hall, dedicated children's play area and is a great place from which to start a country walk. 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), Stafford (16 miles) and Shrewsbury (19 miles) with their mainline railway stations, wider range of shops and leisure facilities.

Summary

A most interesting refurbishment and residential development opportunity in a small cul-de-sac within the popular village of Church Aston. The property comprises an existing end link-detached three bedroomed house with attached garage and an adjoining building plot with full planning permission for a detached single dwelling (TWC/2025/0114)

4 Richmond Close

The existing house is available with no upward chain and is set out in more detail as follows:-

uPVC framed double glazed entrance door to

Porch

with uPVC framed double glazed side window. Light fitting. Inner door to

Full Width Lounge

15'0" x 13'6" (4.58 x 4.14)

having lovely uPVC framed double glazed picture window to the front. Timber ornamental fireplace surround. Radiators. Connecting door to

Dining Room

11'10" x 7'8" (3.62 x 2.36)

with uPVC framed double glazed picture window to rear garden. Radiator and laminate flooring. Louvre door to

Kitchen

11'10" x 6'11" (3.62 x 2.12)

having a good range of fitted base and wall mounted cupboards with the former finished in roll edge worktop. Comprising a single basin, single drainer sink unit with cupboard below. Two corner cupboards with drawer unit above as well as a single cupboard. Integrated electric oven with four ring gas hob above and filter extractor over. Space for washing machine and dishwasher with worktop over. Matching wall mounted cabinets. Space for an upright fridge freezer. Quarry tiled floor and uPVC framed double glazed window with outlook to rear garden. Also uPVC framed double glazed side external door to rear garden.

From the lounge, stairs with pine lined walls to

Landing

having uPVC framed double glazed side window. Hatch to loft.

Bedroom One

12'10" x 8'5" (3.93 x 2.57)

uPVC framed double glazed window to the front. Laminate flooring. Built-in double wardrobe

Bedroom Two

10'8" x 8'5" (3.26 x 2.57)

uPVC framed double glazed window to the rear. Laminate flooring. Radiator. Built-in double wardrobe.

Bedroom Three

9'7" x 6'1" (2.94 x 1.86)

uPVC framed double glazed window to the front. Laminate flooring. Radiator. Built-in over the stairwell wardrobe.

Bathroom

having fully tiled walls and a suite comprising panelled bath with gold effect shower over, wash hand basin and low level flush W.C. Radiator. uPVC framed patterned double glazed window. Off is a built-in airing cupboard with lagged hotwater cylinder.

Outside

The property is approached over a printed concrete driveway which provides off road parking for at least one car. An attached garage with side hung metal doors, power and lighting. Courtesy door to rear garden. Also included is a useful carport, with gated access to rear garden. The front garden is finished to ornamental stone and could provide further off road parking. The enclosed rear garden is finished to areas of slabbed patio, ornamental stone and established shrubbed borders.

Building Plot

The building plot is positioned at the head and to one corner of the cul-de-sac and will be accessed off a shared driveway with No. 4 Richmond Close.

Full planning permission (TWC/2025/0114) was granted on 14th May 2025 for the erection of one detached dwelling.

The accommodation is to be arranged over two floors with an open plan living/dining kitchen on the ground floor, together with a separate reception room, utility room and cloaks/W.C. On the first floor there is to be a main bedroom with built-in wardrobes and en-suite shower room, as well as a guest bedroom with en-suite shower room, a good size third bedroom and family bathroom. Outside there is to be driveway parking and gardens to one side and to the rear.

Full conditions of the planning permission are available on the Telford & Wrekin Council Planning Portal, reference TWC/2025/0114.

Additional Information

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

EPC RATING: D (62)

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. The house is centrally heated by a series of radiators served by a boiler located in the garage.

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. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planning permissions or developments that may impact the property, excepting the one on the garden land as noted above.

COAL FIELDS/MINING: The property has not been affected by any mining related issues to the best of the vendor's knowledge.

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.

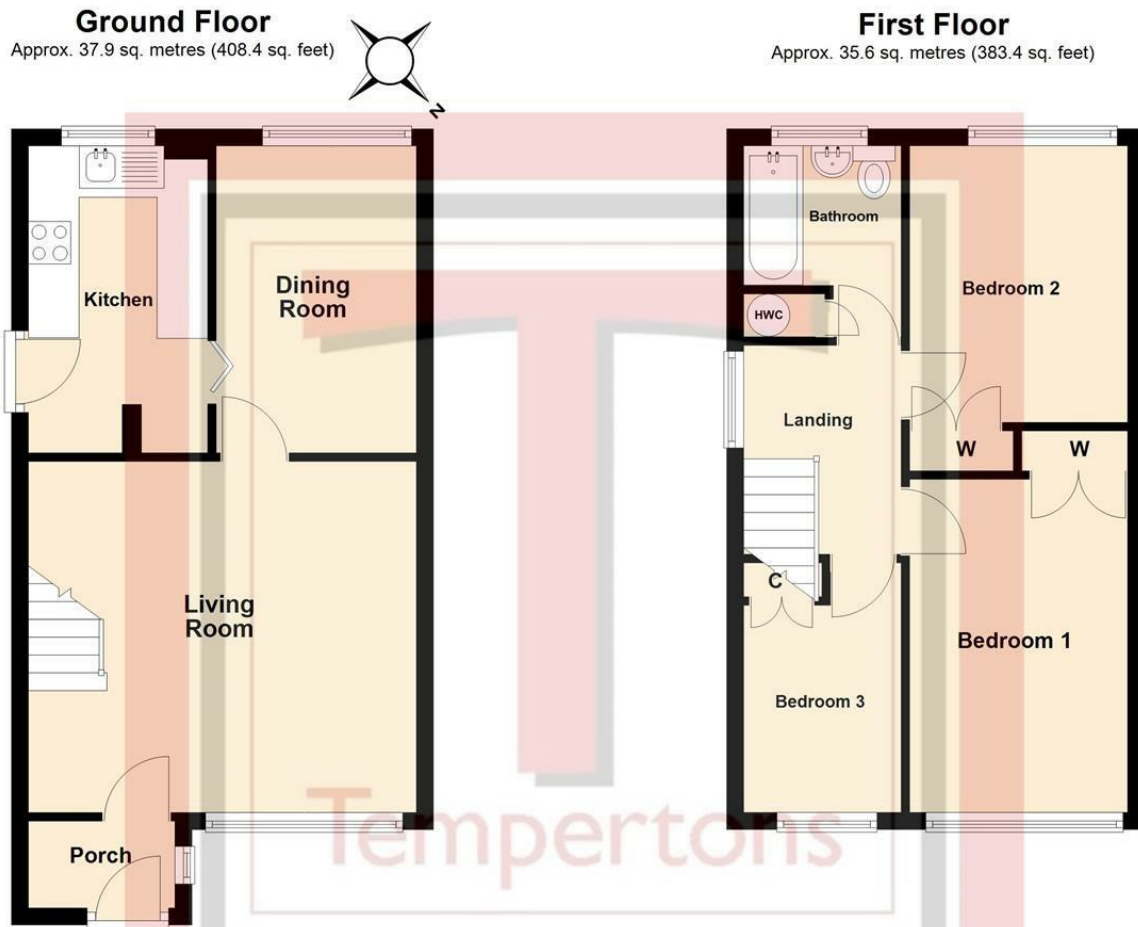
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



This plan has been prepared for the exclusive use of Tempertons 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 and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

4 Richmond Close, Church Aston, Newport

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 firms employment has the authority to make or give any representation or warranty in respect of the property.