



12 Greenvale, Church Aston.

Offers in the region of **£269,995**

This three bedroom semi-detached property is situated in the lovely village of Church Aston and benefits from a number of improvements made by the current owners such as a new contemporary Shower Room, new Gas C.H. boiler, new front and back doors, a driveway expansion and re-decoration throughout! Being close to all Newport's amenities and excellent schools, it is the perfect family home.

Briefly comprising Entrance Hallway, Lounge, Kitchen/Diner, 3 first floor Bedrooms and Shower Room, there is a double width driveway to the front, a pleasant enclosed rear garden and a Garage. uPVC D.G. and Gas C.H. throughout. Viewing highly recommended! Council tax band C. EPC C Rated.

12 Greenvale Church Aston Newport Shropshire

Property entered via door to the side of the house into

Entrance Hall providing access to downstairs rooms and stairs to first floor.

Lounge 16' 5" x 11' 0" (5.00m x 3.35m)

Kitchen/Diner 16' 6" x 10' 1" max (5.03m x 3.07m)

Upstairs to first floor landing which leads to all Bedrooms and Shower Room. Airing cupboard.

Bedroom 1 10' 3" x 10' 0" (3.12m x 3.05m)

Bedroom 2 11' 1" x 9' 5" (3.38m x 2.87m)

Bedroom 3 8' 2" x 6' 9" (2.49m x 2.06m)

Shower Room 7' 2" x 6' 1" (2.18m x 1.85m)

Garage 17' 9" x 7' 6" (5.41m x 2.28m)
With an up and over door to the front and side access door into the garden. Electric power and lighting.

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally
To the rear is an enclosed garden which is mainly laid to lawn with two paved patio areas and borders to the perimeter. A brick built building provides useful storage space.

To the front is a low maintenance gravelled area with double width driveway to the side offering parking for several vehicles and leading to the Garage.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and any other details with the agent. The services, systems and appliances shown are not guaranteed and no guarantee as to their operability or efficiency can be given.
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Barker Healey

PROPERTY



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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.