



4 Greenvale, Church Aston, Newport.

Offers in the region of **£269,995**

This lovely 3 Bedroom semi-detached property benefits from extended accommodation and offers such perks as a Utility Room/Downstairs W.C. and a separate Dining Room (with sliding doors out into the rear garden). Having been further updated by the current owner to include a smart media wall in the Lounge, beautiful Amtico herringbone flooring downstairs, re-decoration and landscaping to the front garden (to allow for extra parking space), the result is a spacious and modern family home. Being situated on the periphery of the popular village of Church Aston, it is still within easy reach of Newport town centre with all its shops, schools and amenities.

Briefly comprising Entrance Hallway, Lounge, contemporary Breakfast Kitchen. Dining Room, Utility Room/Downstairs W.C., 3 Bedrooms (2 with built-in wardrobes) and Shower Room, externally there is driveway parking to the front and a pleasant enclosed garden to the rear. uPVC D.G. and Gas C.H. throughout. Council tax band B. EPC Rating TBC.

4 Greenvale Church Aston Newport Shropshire

Property entered via partially glazed uPVC door to the side into

Entrance Hallway stairs to first floor and access to all downstairs rooms.

Lounge 15' 10" x 11' 0" (4.82m x 3.35m)

Breakfast Kitchen 13' 1" x 11' 0" (3.98m x 3.35m) (max)

Dining Room 11' 0" x 9' 1" (3.35m x 2.77m) (max)

Utility Room/W.C. 6' 0" x 5' 1" (1.83m x 1.55m)

Upstairs to first floor landing which provides access to all Bedrooms and Shower Room.

Bedroom 1 10' 0" x 10' 0" (3.05m x 3.05m) (plus wardrobes)

Bedroom 2 11' 0" x 8' 11" (3.35m x 2.72m) (min plus wardrobe)

Bedroom 3 8' 1" x 7' 0" (2.46m x 2.13m)

Shower Room 7' 0" x 6' 0" (2.13m x 1.83m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front is a tarmac driveway leading to the property. A front garden lies to the fore of the house with low level border and gravelled area suitable for additional parking.

To the rear is an enclosed garden with decked patio area closest to the house. A small lawn lies to the centre with borders to the perimeter and a large storage shed. An additional paved patio area also exists.



TOTAL FLOOR AREA: 902 sq. ft. (83.8 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, contents and any other facts are approximate and no responsibility is taken for any errors.
Details of the materials, fixtures and fittings are given for information only and should be checked on site by any prospective purchaser. The brand, type and specification shown have not been tested and no guarantee is given for their operation or efficiency over time.
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PROPERTY



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