



## 10 The Spinney, Church Aston.

Offers in the region of **£230,000**

This charming 3 Bedroom semi-detached house occupies a slightly elevated plot within a quiet cul-de-sac location and offers the perfect opportunity for anyone wishing to purchase a property with scope for further modernisation. Being situated in the sought-after village of Church Aston, it offers ample driveway parking, a spacious Lounge with multi-fuel burner, a Conservatory and a low maintenance south-facing garden.

Briefly comprising Entrance Hallway, Lounge, Conservatory, Kitchen/Diner, Downstairs Bathroom and 3 Bedrooms, externally there is parking for 3 vehicles, a Detached Garage and enclosed rear garden (with two storage sheds). Gas C.H. via a recently re-fitted gas C.H. boiler and uPVC D.G. throughout. EPC Rating TBC. Council tax band B.

# 10 The Spinney Church Aston Newport Shropshire

Property entered via uPVC door to the side into

**Entrance Hallway** provides access to downstairs rooms and stairs to first floor.

**Lounge** 15' 7" x 10' 0" (4.75m x 3.05m) (max) Multi-fuel burner.

**Kitchen/Diner** 11' 8" x 10' 5" (3.55m x 3.17m) (min plus storage)

**Conservatory** 9' 6" x 9' 0" (2.89m x 2.74m)

**Bathroom** 8' 6" x 4' 10" (2.59m x 1.47m)

**Upstairs to** first floor landing (with open spindled banister) which provides access to all Bedrooms.

**Bedroom 1** 15' 9" x 9' 5" (4.80m x 2.87m) (max)

**Bedroom 2** 14' 6" x 8' 0" (4.42m x 2.44m) (max less wardrobe)

**Bedroom 3** 8' 3" x 7' 6" (2.51m x 2.28m)

## Outside

To the front is a double width driveway which leads up the side of the house to the Detached Garage and provides parking for 3 vehicles. A front garden edged with log roll contains mature trees and shrubs.

To the rear is a south facing, enclosed and low maintenance garden being a mixture of artificial grass and paved areas. Two useful storage sheds.

**Detached Garage** 18' 0" x 8' 1" (5.48m x 2.46m) Double doors to the front. Electric power and lighting.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, contents and specifications shown here are not intended and no guarantee as to their availability or existence can be given. Made with Metropac 02/04

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# Barker Healey

PROPERTY



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