Tempertons

Estate Agents
Letting Agents
Surveyors & Valuers

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1 Richmond Close, Church Aston, Newport, TF10 9LZ

Offers In The Region Of £278,500

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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.

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

Entrance Porch
With useful storage cupboard. Door to...

Kitchen
15'7" max x 9'7" (4.75 max x 2.94)
Having base units comprising cupboards and drawers with work surfaces above. Full-height cupboards with pullout shelves. Space for cooker with extractor hood above. 1 1/2 stainless steel sink with drainer and breakfast bar. 'French' style patio doors to rear garden and front aspect uPVC double glazed window. Radiator. Open to...

Utility
8'10" x 7'9" (2.71 x 2.38)
Having work surfaces with space and plumbing below for a dishwasher, washing machine and dryer. Space for upright fridge-freezer. Side aspect uPVC double glazed window. Door to...

Cloakroom / WC
Having a low-level flush WC and wash basin.

Bedroom / Study
12'3" max x 7'9" (3.74 max x 2.38)
Base and wall mounted units comprising cupboards and drawers with work surfaces above. Side aspect uPVC double glazed window and radiator.

Dining Room
13'9" x 8'2" (4.21 x 2.49)
Having sliding patio doors to the rear garden and radiator.

Lounge
15'5" x 10'11" max (4.72 x 3.34 max)
A well proportioned room, having a large uPVC double glazed front aspect window. Central tiled fireplace with log burner. Radiator.

Stairs from the dining room lead to the first floor Landing, having a side aspect uPVC double glazed window and radiator. Hatch to partially boarded loft

Main Bedroom
11'10" x 9'1" (3.62 x 2.78)
Double bedroom with front aspect uPVC double glazed window and radiator. Built-in double wardrobe.

Second Bedroom
10'10" x 9'4" (3.32 x 2.86)
Double bedroom with with rear aspect uPVC double glazed window and radiator. Built-in double wardrobe.

Third Bedroom
8'7" x 6'0" (2.64 x 1.84)
Front aspect uPVC double glazed window and radiator.

Bathroom
Being fully-tiled with corner bath and separate shower cubicle with mains fed shower head. Wash basin with cupboard below and low-level flush WC. Rear aspect uPVC double glazed window and radiator. Underfloor heating with control panel.

Outside
To the front, off-road parking on a tarmaced driveway with slabbed path and gravelled area to one side. Raised bedding area with shrubs, flowers and trees. Gated side access leads to the CARPORT having power and outside tap.
The private and pleasant rear garden is set to a slabbed patio area with vines above. Large gravelled area and stepping stones lead to a garden shed, summer house and raised area with mature shrubs. Outside tap and external power sockets.

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

EPC RATING: D (66)

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.

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

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: Planning application for 4 Richmond Close TWC/2025/0114

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

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From the High Street, proceed south along Upper Bar, turn right into Granville Road and then first left into Ashworth Way. Proceed along Ashworth Way and follow the road around for some distance, take a left turning into Richmond Close and the property can be found on your left handside.

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 ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

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.

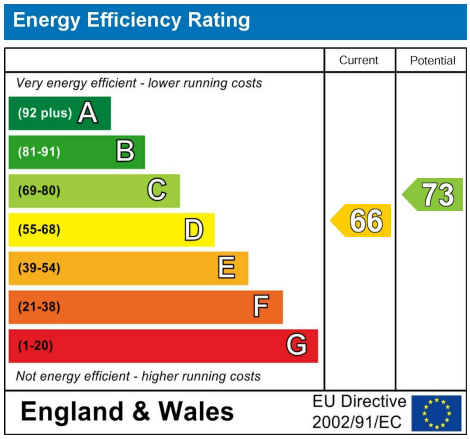


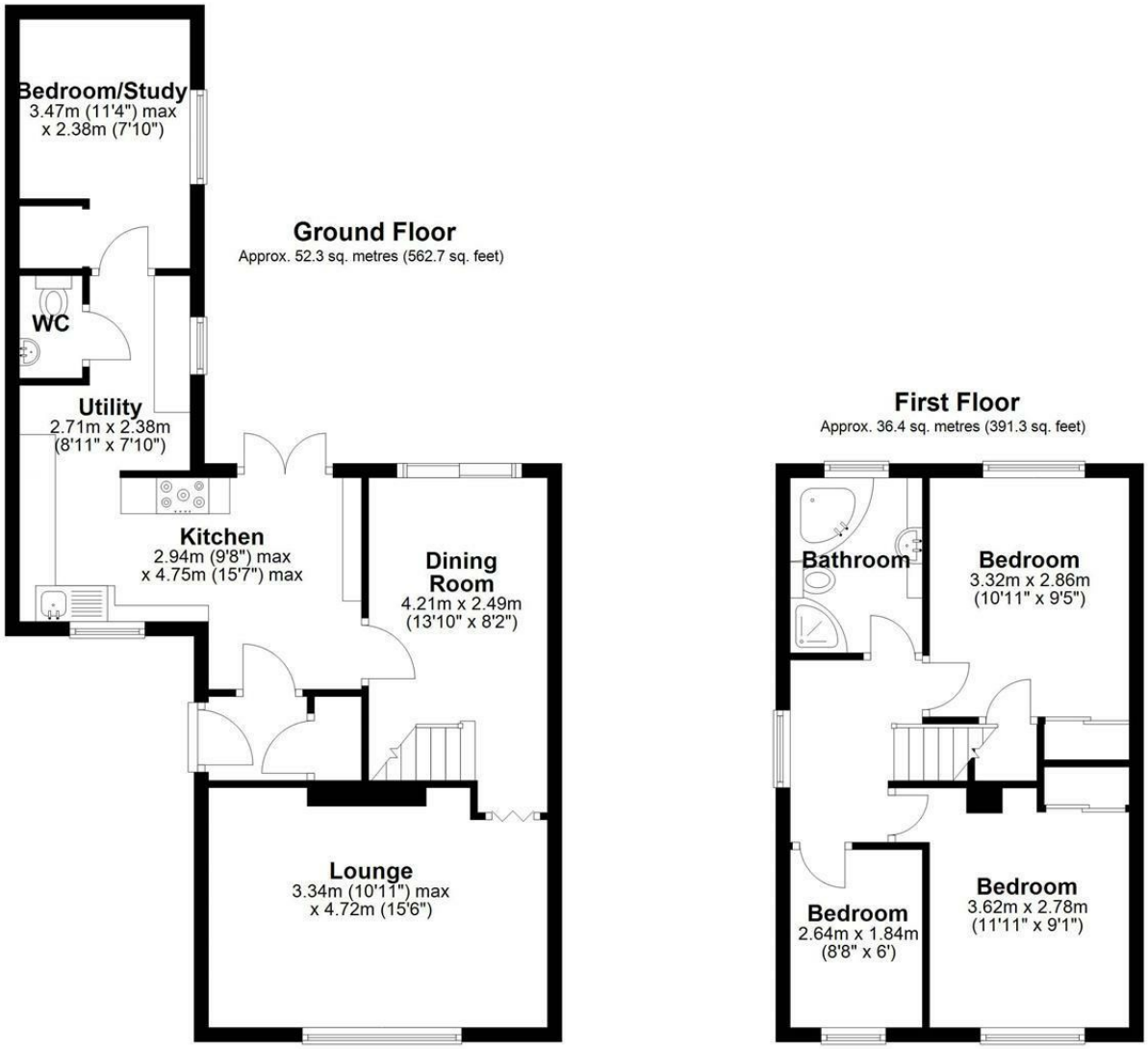










Total area: approx. 88.6 sq. metres (954.0 sq. feet)

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

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The Property Ombudsman