



Helping *you* move



31 Barnfield Close, Church Aston, TF10 9FD

A beautifully presented, Four Bedroom Family Home, located in the popular village of Church Aston. Offering spacious accommodation, including a Breakfast Kitchen, Lounge, Home Office and En-Suite plus Family Bathroom, together with a Double Garage, Parking for Two Cars and lovely Rear Garden

Offers in the Region of
£485,000

31 Barnfield Close, Church Aston, TF10 9FD

Overview

- An Immaculately Presented, Detached Family Home
- Located in the Popular Village of Church Aston
- Four Double Bedrooms, Many with Fitted Wardrobes
- Breakfast Kitchen, Utility Room
- Lounge, Dining Room, Home Office
- En-Suite Shower Room
- Family Bathroom
- Two Car Parking Spaces
- Detached Double Garage
- Attractive Rear Garden
- Council Tax Band E
- EPC Rating - B



BRIEF DESCRIPTION

An Immaculately presented modern Family Home situated in the ever-popular village of Church Aston, offering larger-than-average accommodation together with a Detached Double Garage. The well-balanced accommodation comprises an attractive Entrance Hall, Guest WC/Cloakroom, Home Office, spacious Breakfast Kitchen with adjoining Utility Room, separate Dining Room and an inviting Lounge ideal for both family living and entertaining. Stairs rise to a Generous Landing giving access to Four Double Bedrooms, many benefiting from a good range of fitted wardrobes. The Principal Bedroom enjoys the advantage of an En-Suite Shower Room, complemented by a well-appointed Family Bathroom featuring both a Bath and Separate Shower.

LOCATION

The village of Church Aston is just a short distance to the south of Newport - a popular market town with busy High Street offering you independent shops, cafes, bakery, doctors, dentists, opticians and an indoor market. Newport has a wealth of sporting activities including a swimming pool and tennis, gymnastics, football and rugby clubs. This property is also within the catchment area of the highly regarded Newport Primary, High and Grammar Schools.

More retail and leisure facilities are available in Telford, Shrewsbury and Stafford, along with railway connections to Birmingham, Manchester, Liverpool and London. The road network around Newport means that the property is also within commuting distance by car of Telford, Stafford, Cannock, Shrewsbury and Wolverhampton.



Your Local Property Experts

01952 820 239

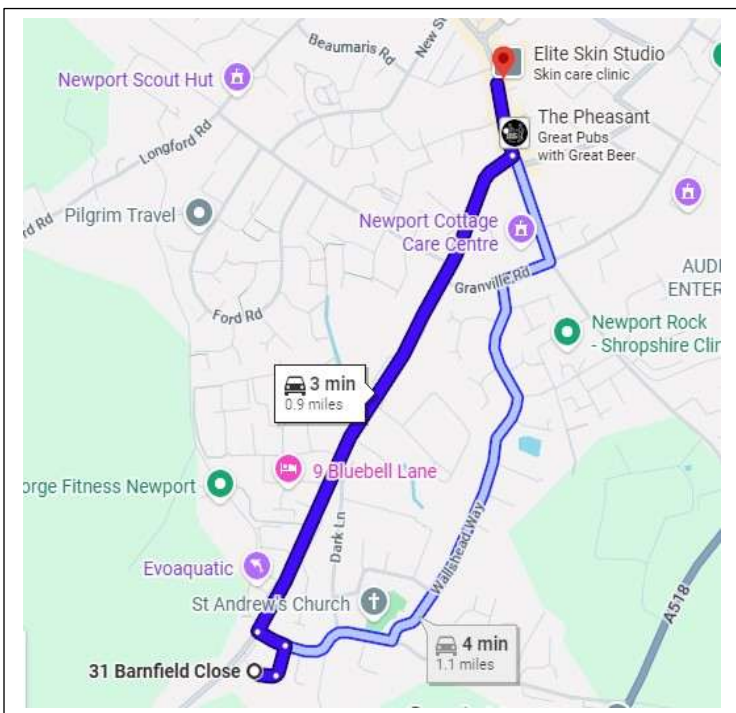


USEFUL INFORMATION: TO VIEW THIS

PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

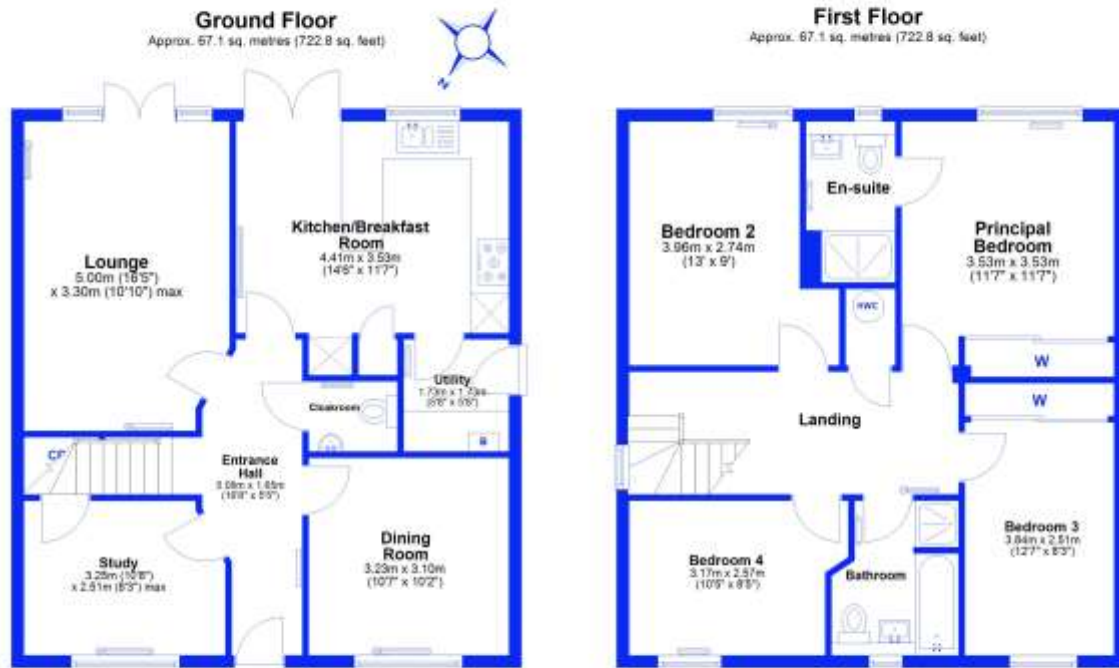


DIRECTIONS: From our office, head west on the High Street, continue onto Upper Bar then turn right onto Wellington Road. Turn left onto Greenvale and then turn right onto Barnfield Close, where the property will be located on the left hand side.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

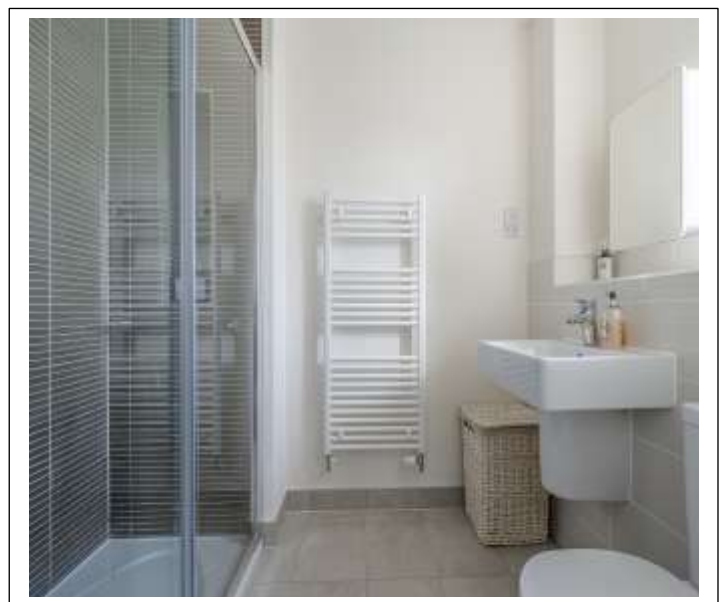
SERVICE CHARGE: We confirm there is a service charge on the property, which is currently £48.48 and paid twice yearly to Centrick Estate Management. This is for the upkeep of the communal areas.



Total area: approx. 134.3 sq. metres (1445.5 sq. feet)

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

31 Barnfield Close, Church Aston, Newport



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.