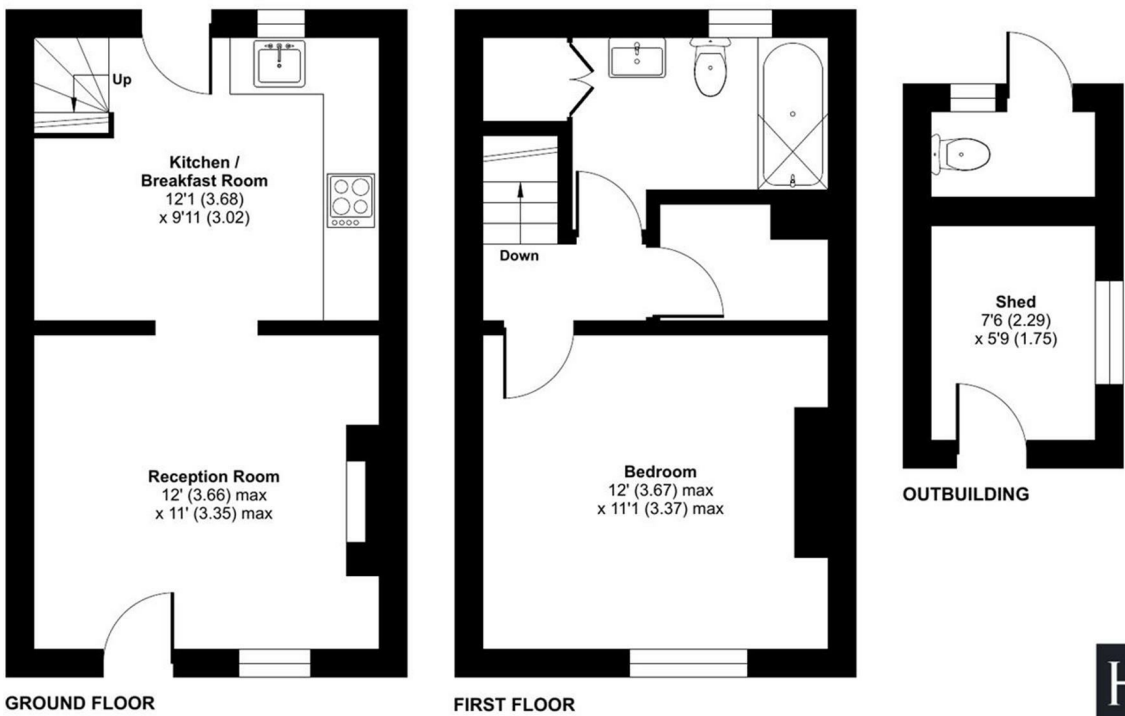


FOR SALE

11 Newtown, Newport, TF10 7HT



Approximate Area = 516 sq ft / 47.9 sq m
Outbuilding = 60 sq ft / 5.6 sq m
Total = 576 sq ft / 53.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1486045



FOR SALE

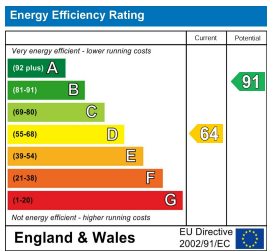
Asking Price £200,000

11 Newtown, Newport, TF10 7HT

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Charming period cottage in a sought-after village location, ideal for first-time buyers or downsizers. Beautifully presented throughout, featuring a cosy lounge with log-burning stove, bespoke kitchen/diner, double bedroom, recently fitted bathroom, generous rear garden, useful outbuildings and driveway parking.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Perfect for First-Time-Buyers or Downsizers
- Bespoke Kitchen/Diner
- Generous Rear Garden
- Off-Street Parking
- Sought-After Location
- Outbuilding - Utility Room

DESCRIPTION

Nestled within a highly sought-after village setting, this charming period home offers an ideal opportunity for first-time buyers or downsizers seeking character, style, and practicality in equal measure.

Beautifully presented throughout, the property welcomes you into a cosy lounge where a log-burning stove creates a warm and inviting focal point, perfect for relaxing evenings. To the rear, a bespoke kitchen/diner has been thoughtfully designed to maximise both functionality and charm, providing an excellent space for everyday living and entertaining alike.

Upstairs, the generous double bedroom is complemented by a recently fitted bathroom suite and a substantial storage cupboard, which offers excellent potential as a walk-in wardrobe or dressing area.

Outside, the property continues to impress with a generous rear garden, ideal for enjoying the warmer months. An outbuilding provides a dedicated utility room alongside useful brick-built storage, while a further shed offers additional space for garden equipment and outdoor essentials.

Completing the package is the convenience of a private driveway to the front of the property. Combining period character with modern improvements, this delightful home presents a rare opportunity to secure a well-appointed property in a desirable village location.

LOCATION

Church Aston is a highly regarded village on the edge of Newport, offering an attractive blend of rural charm and everyday convenience. Surrounded by beautiful countryside, the village enjoys a peaceful setting while remaining within easy reach of Newport’s vibrant High Street, home to an excellent selection of independent shops, cafés, restaurants and amenities. Well-regarded schools, scenic walking routes and convenient transport connections to nearby centres including Telford and Stafford further enhance the appeal of this desirable location.

ROOMS

GROUND FLOOR

LOUNGE

KITCHEN/DINER

FIRST FLOOR

BEDROOM

BATHROOM

EXTERNAL

OUTBUILDING - UTILITY ROOM

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: B

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.