



**Estate Agents
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44 St. Andrews Way, Church Aston, Newport, TF10 9JQ
Offers In The Region Of £310,000

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Church Aston is a popular village, close to lovely countryside and a great starting point to many walks, approximately one mile from Newport town centre. The village itself benefits from a primary school, church and church hall and dedicated children's play area. 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.

No. 44 St Andrews Way is a three bedroomed detached house with a single garage and parking for several cars.

The property in more detail:-

uPVC panelled entrance door to

Entrance Hall

having laminate flooring.

Lounge

11'1" x 16'11" (3.39 x 5.18)

a full width living room with laminate flooring and uPVC framed double glazed bow window with front aspect.

Dining Kitchen

13'11"(max) x 16'11" (4.26(max) x 5.18)

Dining area with laminate flooring and radiator. Understairs cupboard. uPVC framed double glazed patio door to rear garden.

The kitchen has a range of fitted base and wall mounted cupboards comprising a stainless steel single bowl single drainer sink unit with corner cupboard below. Recess for washing machine. Integrated electric oven with 4 ring ceramic hob above and extractor hood over. Further 1/2 corner and double cupboard both with worktop to finish. Splash back tiling. Matching wall cabinets. uPVC framed double glazed side window. Ceramic tiled floor. Recess spotlights.

From the hall, stairs to

Landing

having radiator. uPVC framed double glazed window. Access hatch to loft.

Bedroom One

10'1" x 10'2" (3.08 x 3.11)

uPVC framed double glazed windows to the front and side. Built-in wardrobe. Radiator.

Bedroom Two

11'2" x 8'5" (3.41 x 2.58)

uPVC framed double glazed window with rear aspect. Radiator. Built-in wardrobe.

Bedroom Three

8'3" x 6'5" (max) (2.54 x 1.97 (max))

uPVC framed double glazed window to the front. Radiator.

Generous Sized Bathroom

With lovely modern suite comprising panelled bath, pedestal wash hand basin and low-level flush WC. Separate tiled shower cubicle with mains feed chrome shower. Tiled floor and 1/2 height wall tiling. Chrome tower radiator and recess spotlights. uPVC framed patterned double glazed window.

Outside

Low-maintenance front garden, mainly finished to ornamental stone and two raised corner flower beds. Driveway suitable for parking for at least three vehicles, leading to a...

Detached single Garage(6.08m x 2.59m) with double side hung doors to the front. Power and lighting, courtesy door to the rear garden.

From the driveway, side gate to the south facing rear garden, neatly set out to areas of slabbed patio and lawn. Outside power point and lighting.

Additional Information

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

EPC RATING: E (41). This EPC was done in 2021 and the house has been re-wired, new double glazing has been installed and the loft has been lagged since then.

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: We are not aware of any additional charges payable for the property.

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past

five years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planned developments or permissions that would have an impact on the property.

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

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

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.

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.

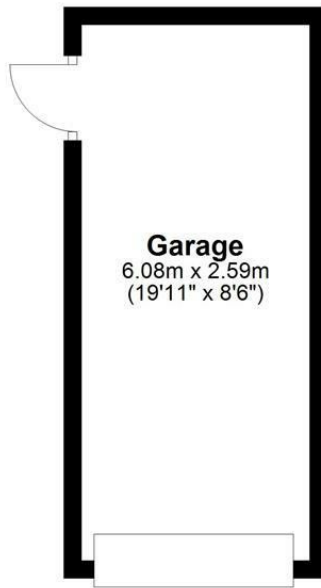
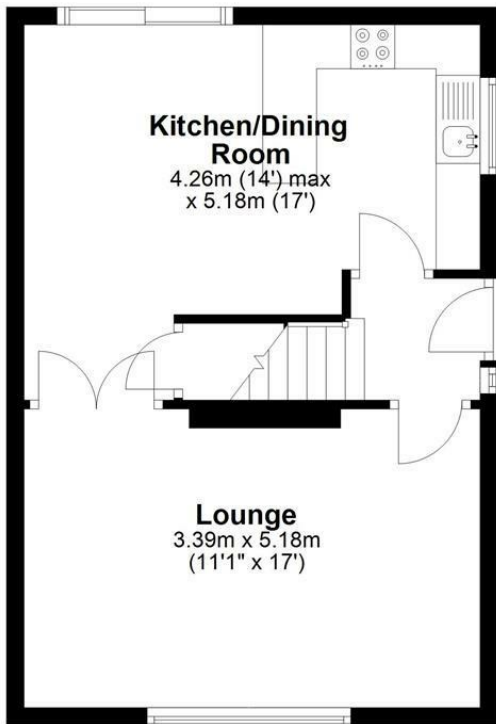




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	82
England & Wales		EU Directive 2002/91/EC

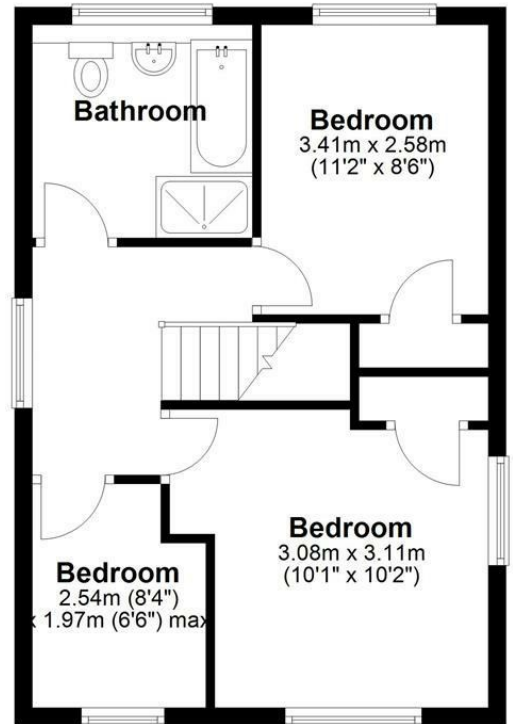
Ground Floor

Approx. 40.2 sq. metres (432.8 sq. feet)
(excluding Garage)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 80.7 sq. metres (868.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.