DAVIES
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PERRY
ESTABLISHED 1806

ESTATE AGENTS
www.davieswhiteperry.co.uk

NEWPORT OFFICE
E: newport@davieswhiteperry.co.uk
T: 01952 811003

SHIFNAL OFFICE
E: shifnal@davieswhiteperry.co.uk
T: 01952 460523

25 Aston Drive,
Newport,
TF10 7UA

OIRO £239,950

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A three bedroom detached family home is ideally situated within a sought-after area of Newport being close to the town and other amenities including schools, shops and transport links. Offering two double bedrooms and a third single bedroom. With driveway parking and a single detached garage. With No Upward Chain.

The ground floor offers an entrance hallway, a spacious open plan lounge diner featuring a bay window and patio doors to the dining room opening onto the rear garden. A kitchen with a useful understairs floor length storage cupboard. On the first floor there are two double bedrooms, a third single bedroom a family bathroom and separate cloak room.

The rear garden features a paved patio area leading onto a well-maintained lawn, complemented by shrub borders and a selection of mature plants, including a pear tree. The property also benefits from a single garage and double gates providing additional access.

To the front, there is a driveway providing off-road parking, together with a laid lawn and established shrub borders.

Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

ENTRANCE HALLWAY

6'0" x 5'2" (1.85 x 1.59)

A UPVC front door leads into the entrance hallway.

LOUNGE DINER

22'4" x 14'2" max (6.83 x 4.32 max)

A spacious open-plan lounge diner featuring a bay window, patio doors opening onto the rear garden, and wood-effect flooring.

KITCHEN

8'1" x 9'6" (2.47 x 2.92)

Fitted with a range of white wall and base units with worktops over and tiled splashbacks. Integrated Bosch oven, grill and gas hob with extractor fan, together with a recess for a washing machine. The kitchen also features a stainless-steel sink and drainer, laminate click flooring and a useful full-height storage cupboard.

FIRST FLOOR

12'4" x 11'1" (3.76 x 3.38)

The landing area features a airing cupboard and access to the loft via a hatch.

MASTER BEDROOM

12'4" x 11'1" (3.76 x 3.38)

A spacious double bedroom featuring built-in wardrobes, providing ample hanging and storage space.

BEDROOM TWO

9'10" x 9'4" (3.00 x 2.85)

A double bedroom overlooking the rear garden.

BEDROOM THREE
7'8" x 6'2" (2.34 x 1.88)
A single bedroom located at the front of the property.

BATHROOM
6'5" x 5'3" (1.96 x 1.62)
Fitted with a panelled bath and Triton electric shower over, pedestal wash basin and low-level W.C. The bathroom benefits from partially tiled walls and laminate flooring.

CLOAKROOM
6'5" x 2'5" (1.96 x 0.75)
With a W.C and laminate flooring.

REAR GARDEN
A paved patio area leads onto a laid lawn, bordered by established shrubbery and a variety of mature plants, including a pear tree.

SINGLE GARAGE
With electricity and lighting.

OUTSIDE
The front of the property features a laid lawn with established planted borders and mature shrubs. A driveway provides off-road parking and leads to double wooden gates, which, when opened, provide additional parking to the side or rear.

AGENTS' NOTES:

EPC RATING: D a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry 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.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band C (currently £2,009.35 for the year 2026/2027).

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: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1800mbps

Mobile Signal/Coverage Indoors: EE Limited, O2 Limited, Three None, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Variable, Vodafone Good

PARKING: Driveway parking and single garage.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

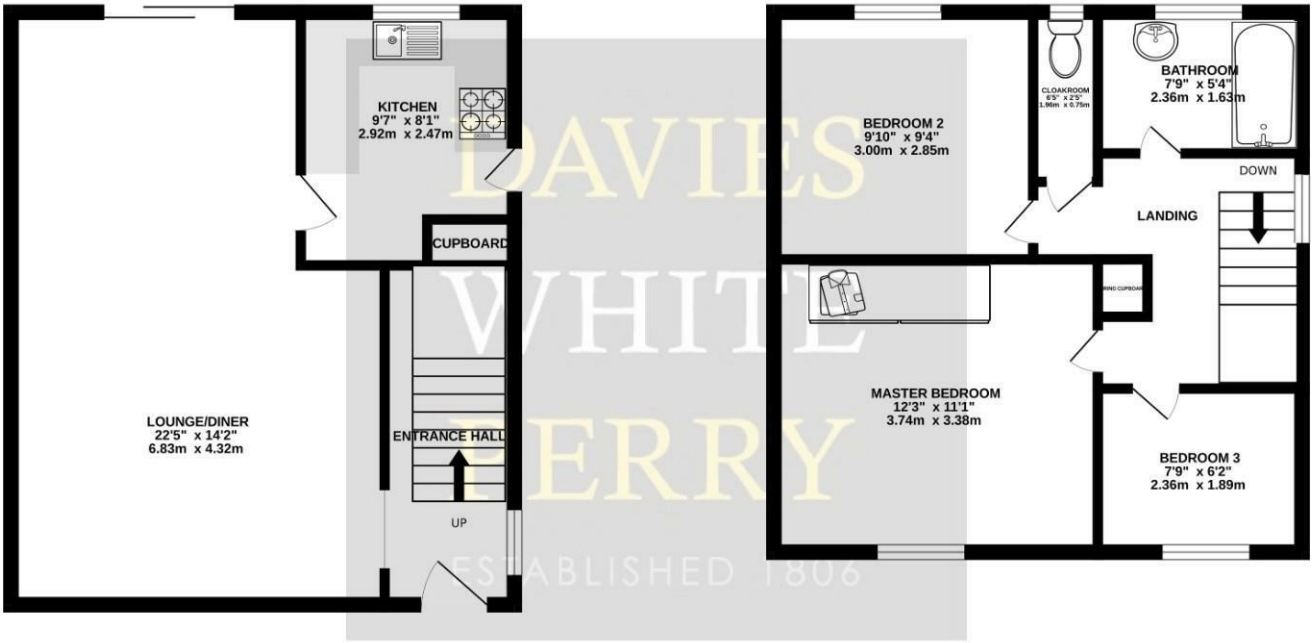
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in the Newport High Street head south, continue onto Upper Bar, turn right onto Wellington Road, turn right onto Boughey Road, turn left on to Ford Road, turn right onto Aston Drive the property is on the left hand side and can be identified with a For Sale board.

GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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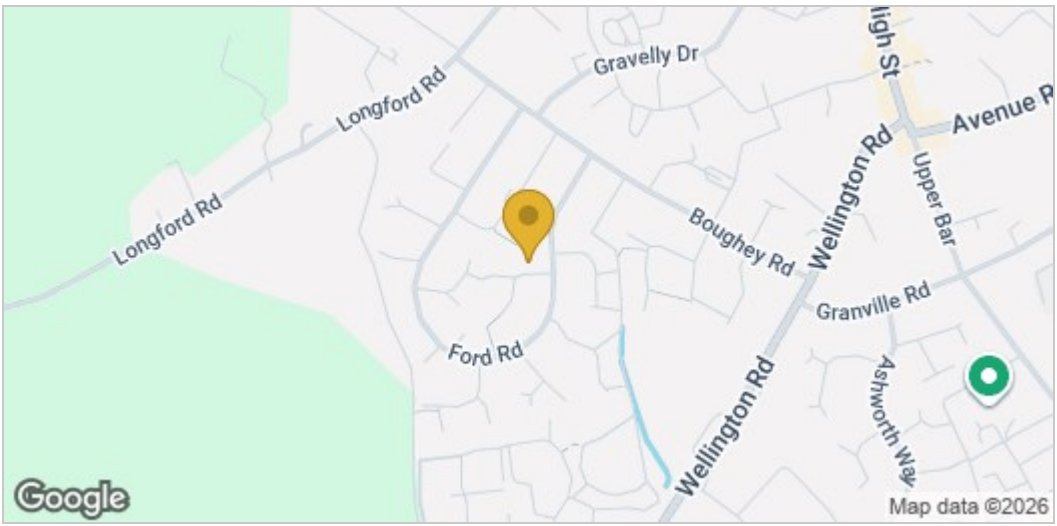

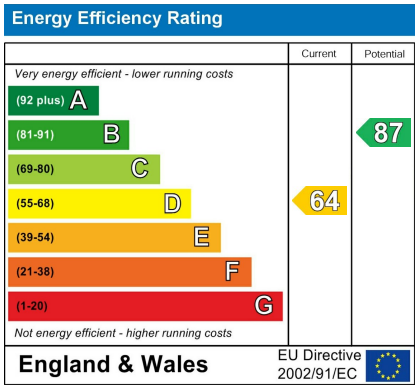

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.