



**Estate Agents  
Letting Agents  
Surveyors & Valuers**

23 - 25 High Street  
Newport  
Shropshire  
TF10 7AT  
01952 812519  
[sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)



**23 Pinewoods, Church Aston, Newport, TF10 9LN**  
**Offers In The Region Of £375,000**

 4  2  3  D





# 23 Pinewoods, Church Aston, Newport, TF10 9LN

## Offers In The Region Of £375,000



### NO UPWARD CHAIN

The property is situated on the popular development of Pinewoods, close to lovely countryside walks on the edge of the village, and 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) and Stafford (16 miles) with their mainline railway stations. Shrewsbury is approximately 19 miles away, with its theatre, museums and a wide variety of shops.

Set out in further detail below;

Recess porch and front door into...

### Entrance Hall

Having a centrally located staircase leading to the first floor landing and radiator. Door to...

### Cloakroom / WC

With low-level flush WC and wall mounted wash basin. Window opening into the Garage.

### Dining Room

15'3" x 11'8" (4.65 x 3.58)

Being of good size with plenty of room for a large dining table. Radiator. Square archway feature into...

### Lounge

14'4" x 12'4" (4.39 x 3.77)

A well proportioned room with front and side aspect double glazed windows. Exposed brick feature wall. Radiator.

### Sitting Room / Snug

13'9" x 9'9" (4.20 x 2.98)

Having double glazed patio doors opening to the rear garden. Radiator.

### Kitchen

11'10" x 9'8" (3.62 x 2.97)

Comprising base and wall mounted cabinets having cupboards and drawers with contrasting work surfaces. Inset sink and drainer. Built-in oven with separate gas hob above and extractor hood over. Space for an upright fridge-freezer. Built-in pantry and cupboard housing the central heating boiler. Rear aspect double glazed window and radiator. Door to...

### Utility Room

5'6" x 4'6" (1.70 x 1.38)

With Inset circular sink and cupboard below. Space and plumbing provision for a washing machine.

### Landing

Staircase from the Entrance hall rises to the first floor Landing.

### Main Bedroom

18'2" x 11'10" (5.557 x 3.63)

A large double bedroom with two built-in double wardrobes and two front aspect double glazed windows. Radiator. Door to...

### En-suite

Single tiled shower with electric shower unit and curtain rail. Pedestal wash basin and low-level flush WC. Radiator and front aspect double glazed window. Cupboard with hot water cylinder.

### Bedroom Two

9'10" x 8'11" (3.00 x 2.72)

Double bedroom with built-in double wardrobe and rear aspect double glazed window. Radiator.

### Bedroom Three

8'9" x 6'9" (2.68 x 2.08)

Double glazed rear aspect window and radiator,

### Bedroom Four

7'9" x 6'8" (2.38 x 2.05)

Double glazed rear aspect window and radiator,

### Bathroom

Being fully-tiled with bath and overhead electric shower. Pedestal wash basin and close coupled WC. Double glazed side aspect window and radiator. Access hatch to loft.

### Garage and Workshop

13'7" x 8'10" x 14'1" x 8'10" (4.16 x 2.70 x 4.31 x 2.70)

Partitioned into two sections, the front being used for storage and accessed by a double hinged door. The rear section previously used as a workshop having power and light. Rear courtesy door to garden and window.

### Outside

The house is set on a large plot, approached over a private drive off Pinewoods lawned gardens either side leading to the front of the property offering ample parking. The rear is chiefly laid to lawn with mature hedges and trees, with scope for further landscaping. Greenhouse. Useful timber shed with power and light.

### Additional Information

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

EPC RATING: D

**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.

**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:** The vendors are not aware of any.

**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](mailto:sales@tempertons.co.uk)

**DIRECTIONS:** Proceed from the Newport High street towards Upper Bar, turn right down Wellington Road. Take the left turning into Dark Lane and onto Greenvale then turn right into Pinewoods. follow the road to the right and after a short distance take a right turning onto the private drive leading to the property.

### 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 identification documents prior to the issue of sale confirmation.

**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.

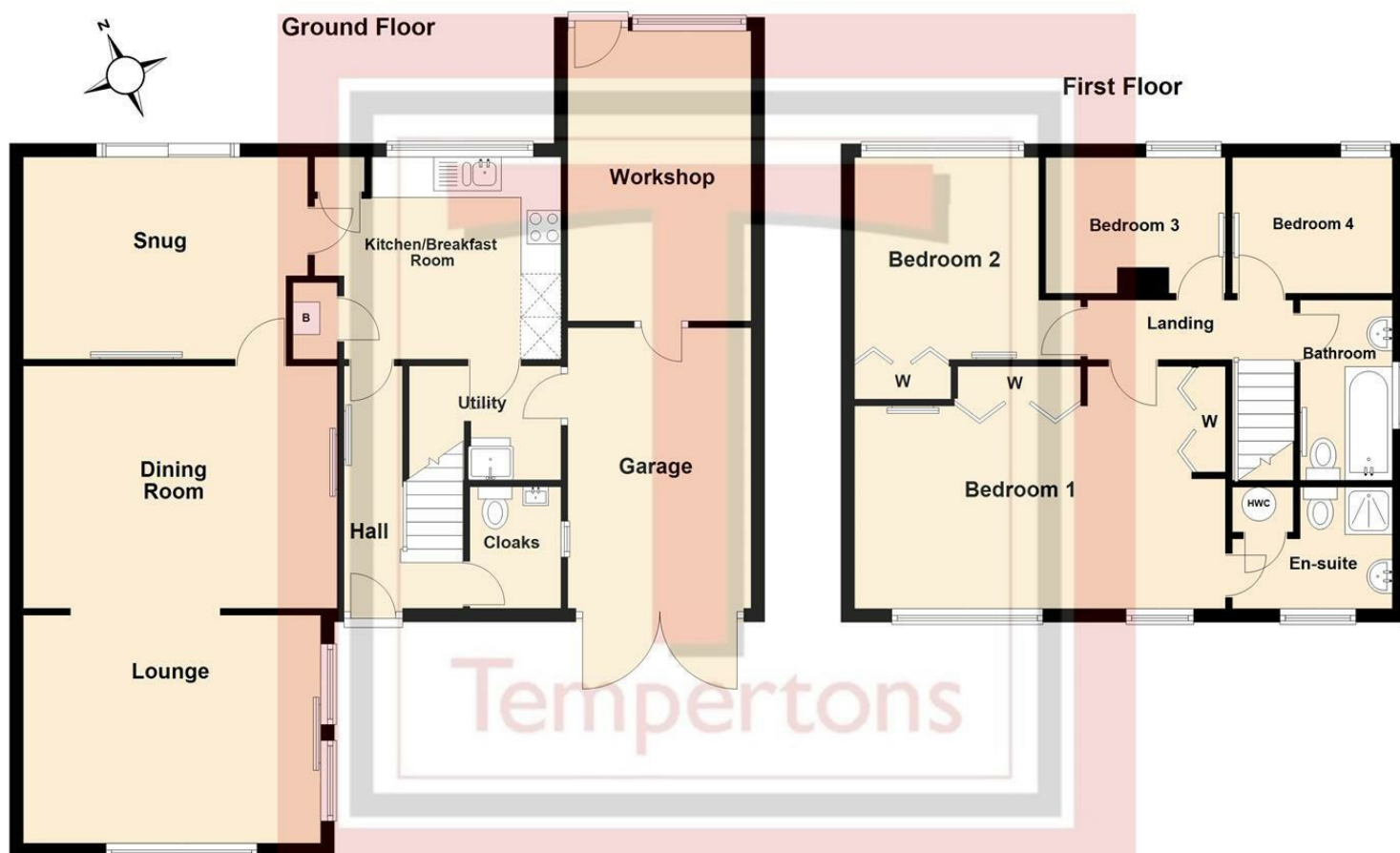
**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.







| Energy Efficiency Rating                    |           |                            |
|---|-----------|----------------------------|
|   | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>62</b> | <b>82</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |



Total area: approx. 145.1 sq. metres (1562.1 sq. feet)

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

23 Pinewoods, Church Aston, Newport

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.