



**Estate Agents
Letting Agents
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32 The Spinney, Church Aston, Newport, TF10 9JX
Offers In The Region Of £227,500

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The popular village of Church Aston is 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.

The double glazed and gas centrally heated accommodation is set out in more detail;

Front door into...

Entrance Hall

Tiled floor. Door to...

Living Room

14'8" x 9'10" (4.49 x 3.02)

A well proportioned room with front aspect double glazed window and radiator. Central fireplace incorporating a stone effect gas fire.

Breakfast Kitchen

11'11" x 10'5" (3.65 x 3.20)

Base and wall mounted units comprising cupboards and drawers with contrasting worksurfaces above. Stainless steel sink and drainer. Space for free standing oven with extractor above. Space for upright fridge-freezer and washing machine. Rear aspect double glazed window and door opening to the rear garden. Understairs cupboard and radiator.

WC

Having a side aspect double glazed window and low-level flush WC.

Bathroom

Panelled bath with mains fed shower head above. Pedestal wash basin and chrome towel radiator. Rear aspect double glazed window.

Stairs from the Entrance Hall rise to the first floor Landing with hatch to partially boarded loft.

Main Bedroom

12'4" max x 9'3" (3.76 max x 2.84)

Double bedroom with front aspect double glazed window and large built-in cupboard with hanging rails and light. Radiator.

Second Bedroom

14'5" x 7'11" (4.41 x 2.42)

Having side and rear aspect double glazed windows and radiator.

Third Bedroom

8'4" x 7'8" (2.55 x 2.35)

Currently used as a home office, having a rear aspect double glazed window and radiator.

Outside

The property boasts a large gravelled drive to the front providing off-road parking with neat borders around the sides. A side gate allows access to the enclosed rear garden, set to lawn and two patio areas. Outside tap and external power. Garden shed. A rear gate opens to an additional parking space, accessed via a shared road to the side of the property which is understood to be adopted by the local authority.

Additional Information

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

EPC RATING: D (67)

TENURE: We are advised by the Vendors, 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 do not believe the property is affected.

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

DIRECTIONS: From the Newport High Street take the Wellington Road towards the edge of town. After 1/4 of a mile take the left hand turn into Newtown (sign posted Church Aston). At the end of the road turn left continue over the bridge and past the school on the left. After a short distance take a left turning onto The Spinney and a further right turning. The property can be found on your left hand side.

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.

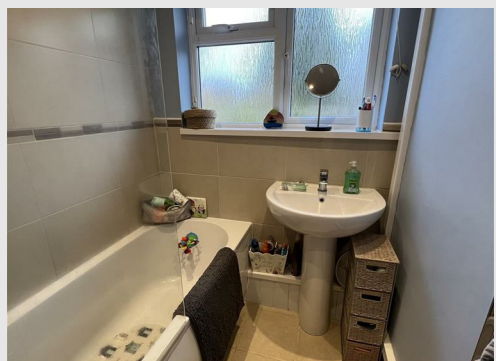
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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.

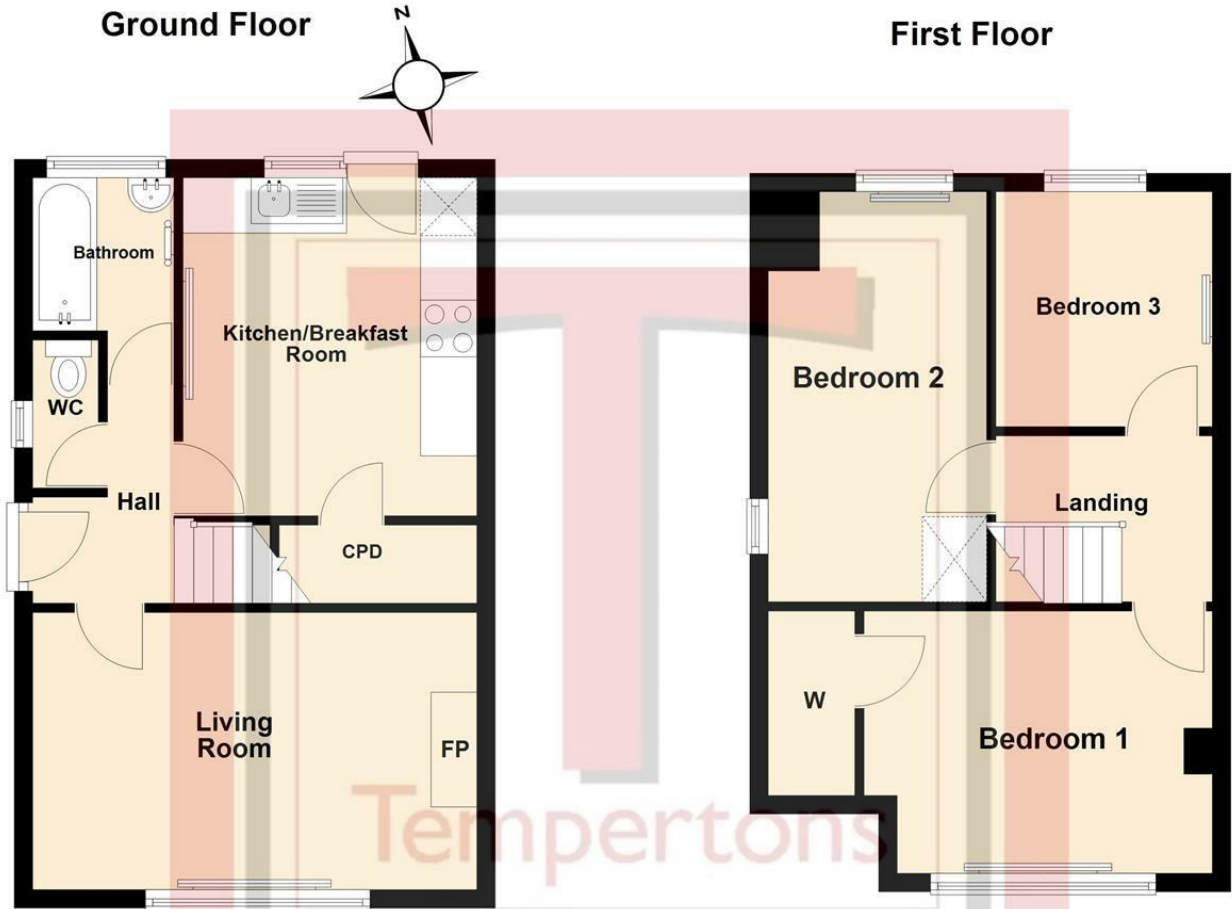




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

First Floor



Total area: approx. 72.4 sq. metres (778.8 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.

32 The Spinney, 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.