



Helping *you* move



5 The Dale, Church Aston, TF10 9JY

A wonderful opportunity to purchase a lovely Semi-Detached House located in the popular located of Church Aston. The property offers stunning views to the rear and a beautiful garden, together with a cosy living space downstairs and three Bedrooms to the first floor. Externally there is a Canine Grooming Salon which could be used as a Summer House or Office.

Offers in the Region of
£340,000

5 The Dale, Church Aston, TF10 9J

Overview

- Well Presented Semi-Detached Home
- Three Bedrooms
- Entrance Hall, Lounge, Dining Room
- Kitchen with Utility Area
- Bathroom
- Parking for Several Vehicles
- Canine Grooming Salon which could be used as an Office or Summer House
- Two Storage Sheds with Electrical Supply
- Stunning Rural Views
- Council Tax Band B
- EPC Rating D



BRIEF DESCRIPTION

A very well presented, Semi-Detached House situated in the popular location of Church Aston, offering stunning rural views to the rear and a picturesque garden.

To the ground floor there is a cosy living space with a separate Kitchen and Dining room. Upstairs there are 3 Bedrooms plus a Family Bathroom. A generously sized decking area to the rear allows you to make the most of the south-east facing garden.

LOCATION

The village of Church Aston is just a short distance to the south of Newport - a popular market town with busy High Street offering you independent shops, cafes, bakery, doctors, dentists, opticians and an indoor market. Newport has a wealth of sporting activities including a swimming pool and tennis, gymnastics, football and rugby clubs. This property is also within the catchment area of the highly regarded Newport Primary, High and Grammar Schools.

More retail and leisure facilities are available in Telford, Shrewsbury and Stafford, along with railway connections to Birmingham, Manchester, Liverpool and London. The road network around Newport means that the property is also within commuting distance by car of Telford, Stafford, Cannock, Shrewsbury and Wolverhampton.



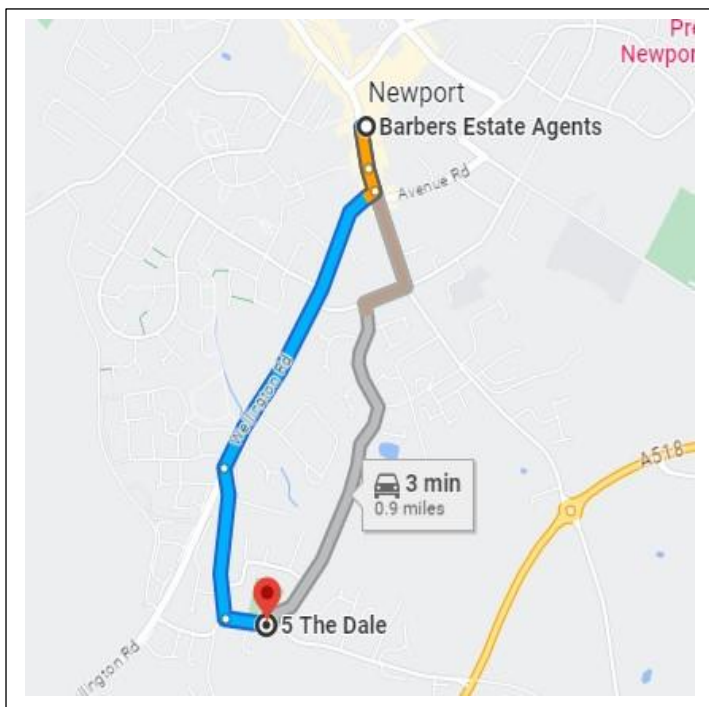
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers 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.

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



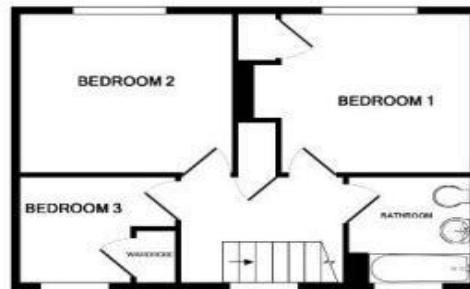
DIRECTIONS: From our office head south on High Street, continue onto Upper Bar, then turn right onto Wellington Road, then slight left onto Dark Lane, turn left onto The DI and the property will be located on the left hand side as identified by our for sale board.

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. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



GROUND FLOOR
APPROX. FLOOR
AREA 565 SQ. FT.
(52.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 426 SQ. FT.
(39.6 SQ. M.)
TOTAL APPROX. FLOOR AREA 991 SQ. FT. (92.0 SQ. M.)

- Lounge: 17'8" X 11'9" (5.38m X 3.58m)
- Dining Room: 10'9" X 10'3" (3.28m X 3.12m)
- Kitchen: 14'3" X 8'8" (4.34m X 2.64m)
- Rear Utility Area: 12'5" X 2'9" (3.78m X 0.84m)
- Bedroom One: 11'0" X 10'10" (3.35m X 3.3m)
- Bedroom Two: 11'9" X 9'0" (3.58m X 2.74m)
- Bedroom Three: 8'8" X 7'10" (2.64m X 2.44m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.