



Helping *you* move



Oak Lodge, 58A Church Aston, TF10 9JU

A modern, character, family home built in the Victorian style and situated in an attractive and desirable location within the village of Church Aston.

Offers in the Region of
£389,500

Oak Lodge, 58A Church Aston, TF10 9JU

Overview

- Beautiful Detached Family Home
- Immaculate Accommodation
- Three Good Sized Bedrooms
- En Suite
- Family Bathroom
- Ground Floor WC
- Very Spacious Lounge
- Farmhouse Style Kitchen/Diner
- Gardens to Side & Rear
- Council Tax Band D
- EPC Rating C



BRIEF DESCRIPTION

A modern, character family home built in the Victorian style and situated in an attractive and desirable location within the village of Church Aston.

The property has immaculate accommodation of central Entrance Hall with access to the ground floor WC, very spacious Lounge with Dining Area and farmhouse style Kitchen to the rear, useful Utility room, three large bedrooms to the first floor, an En-suite to the Main Bedroom and further Family Bathroom. Externally, parking is found to the front of the property and there are gardens to the side and rear.

LOCATION

The property is just 1.1 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



Your **Local** Property Experts
01952 820 239

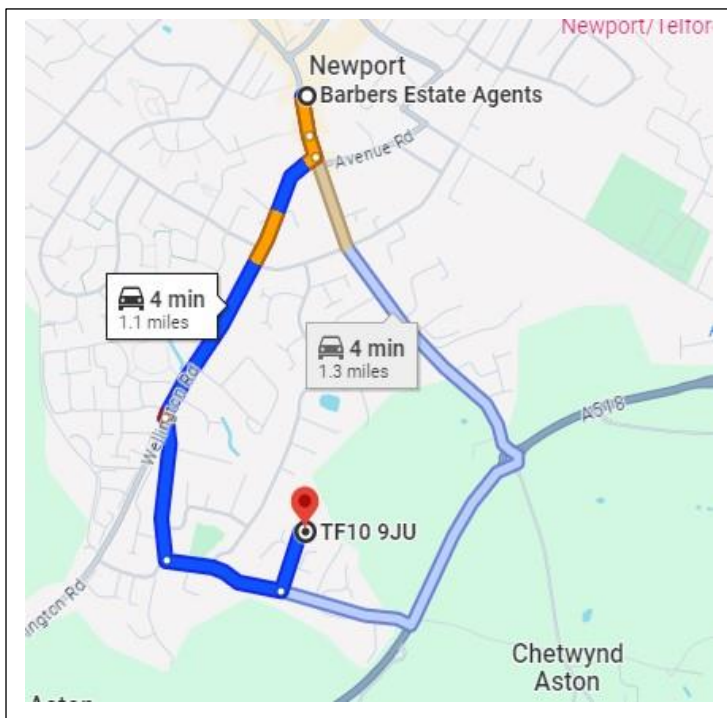


USEFUL INFORMATION: TO VIEW THIS

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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



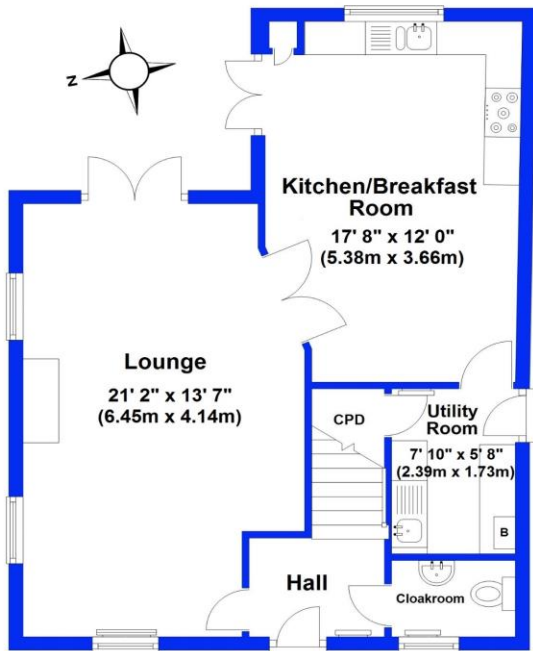
DIRECTIONS: From Newport Town centre head out on the Wellington Road as you leave Newport turn left into Greenvale. At the top of Greenvale turn left, proceed over the bridge and pass the school. Turn left into the Spinney and the property is at the end of the road.

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: The property is just 1.1 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools. **AGENTS NOTE:** To the left hand boundary the adjacent fields are currently under development for residential housing.

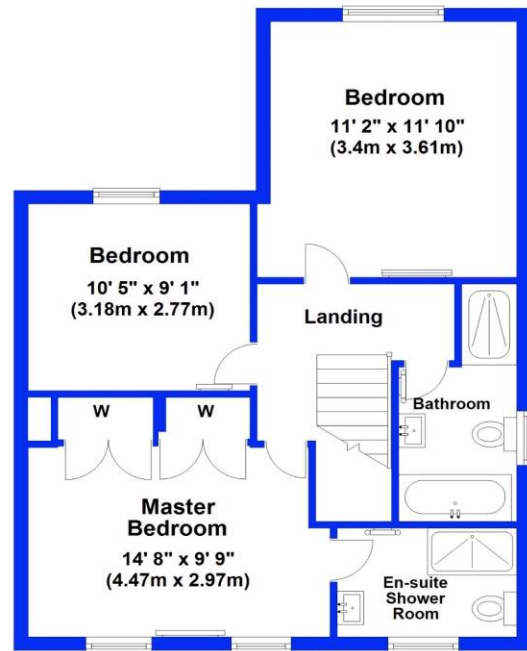
Ground Floor

Approx. 54.3 sq. metres (584.1 sq. feet)



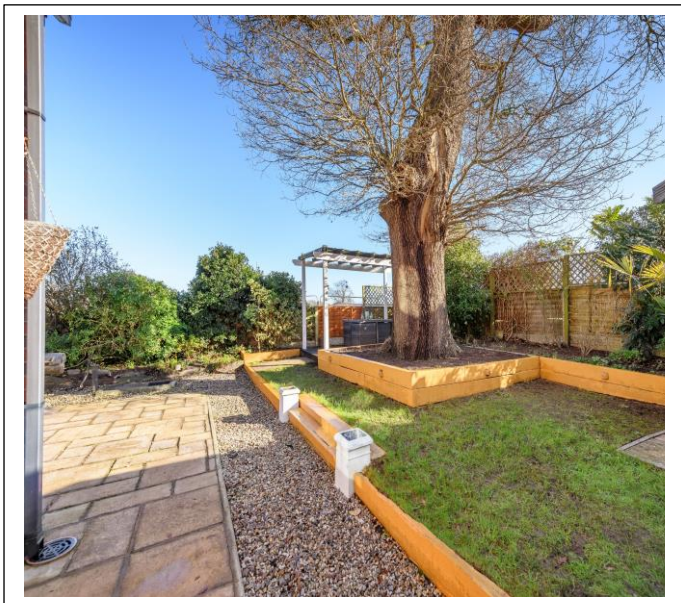
First Floor

Approx. 55.3 sq. metres (595.6 sq. feet)



Total area: approx. 109.6 sq. metres (1179.7 sq. feet)

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



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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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.