Barbers

Helping *you* move

9 Barnfield Close, Church Aston, TF10 9FD

A tastefully decorated Detached Family Home situated on this premier residential development and offering an attractive Kitchen, spacious Lounge Dining Room, 4 Double Bedrooms, an En-Suite, family Bathroom, together with lovely rear Gardens and an Integral Garage.

Offers in the Region of

£425,000

9 Barnfield Close, Church Aston, TF10 9FD

Overview

- A Highly Desirable Detached Family Home
- 4 Double Bedrooms
- Ground Floor WC
- Stylishly Decorated Throughout
- Attractive Fitted Kitchen Breakfast Room
- Spacious Lounge Dining Room
- Pleasant Rear Garden
- Integral Garage
- Two Bathrooms
- Council Tax Band E
- EPC Rating – B

BRIEF DESCRIPTION

A beautifully presented Detached Family Home situated on this highly desirable small residential development and built by Galliers home.

The property has accommodation of: Through Entrance Hall, spacious breakfast Kitchen, Ground Floor W.C, spacious Lounge Dining Room, first floor with Main Bedroom En Suite and 3 further double Bedrooms. There is an integral Garage and a pleasant rear Garden

LOCATION

The property is just a mile away 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.

SERVICE CHARGE: We confirm there is a service charge on the property payable to Centrick. This is for the upkeep of the communal areas and last years amount due was £74.60 payable half yearly.

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

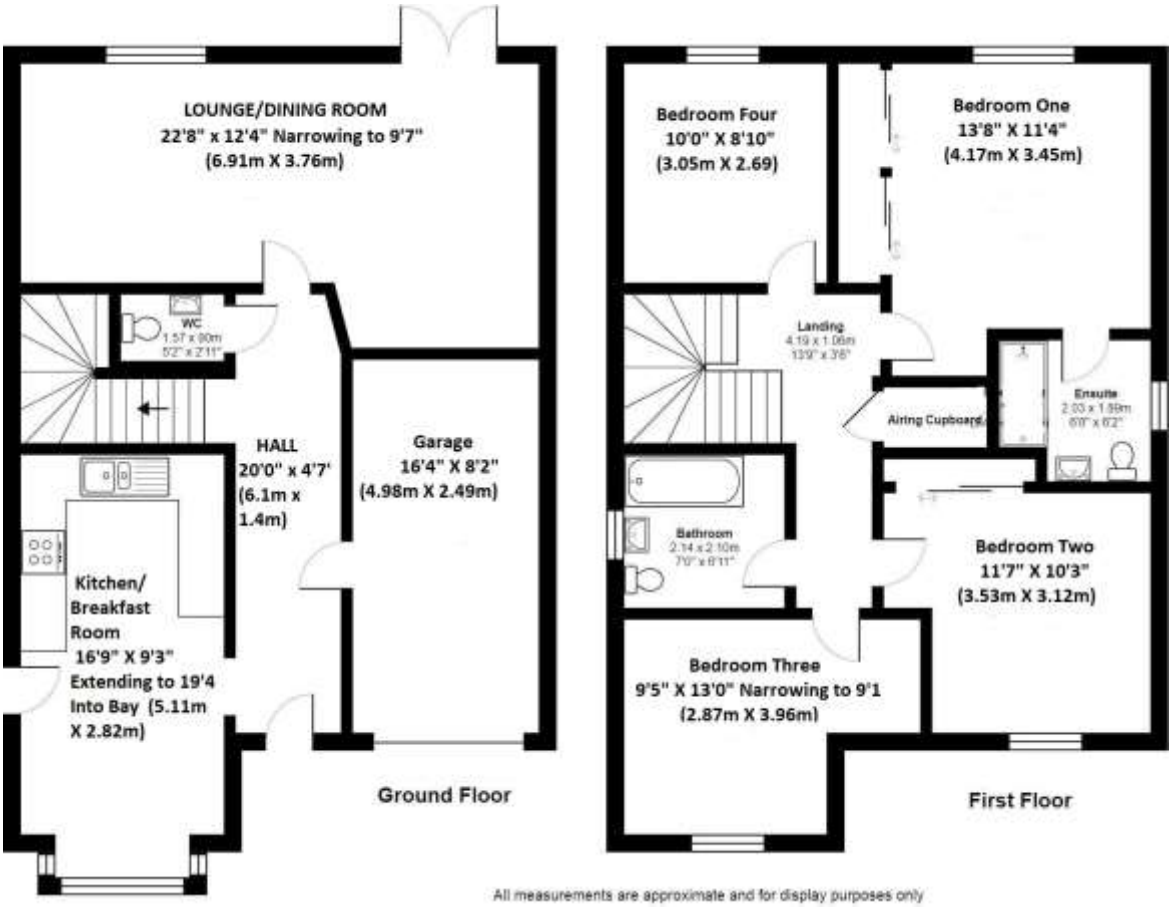
SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. 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: The property is just a mile from our Newport Office: head north on the High Street and then right on Wellington Road; after 0.7 miles bear left onto Greenvale and then right on Barnfield Close where the property can be identified by our For Sale sign.

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.



All measurements are approximate and for display purposes only

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

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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.