



17 Barnfield Close, Church Aston, TF10 9FD

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**17 Barnfield Close, Church Aston, TF10 9FD**

**Freehold – Offers in the Region of  
£600,000**



### **Features**

- **Spacious Detached Family Home**
- **Five Bedrooms, Bedroom One with Dressing Area and En-Suite**
- **Entrance Hall, Ground Floor W.C.**
- **Lounge, Office/Play Room**
- **Stunning Kitchen Dining Room**
- **Sitting Room Orangery Extension**
- **Jack and Jill Bathroom and Family Bathroom**
- **Garage, Solar Panels**
- **Parking, Electric Car Charging Point, Lovely Rear Gardens**
- **EPC Rating B, Council Tax Band F**



## BRIEF DESCRIPTION

This wonderfully spacious Detached Family Home offers low energy costs, benefiting from a large bank of solar panels and two storage batteries. Exceptionally well-located, the home features extended accommodation, including a large, well-decorated Entrance Hall, Office/Playroom, Ground Floor WC, and a spacious Lounge with a feature wall. The impressive Kitchen Dining Room boasts a state-of-the-art Kitchen, and there is a Utility Room as well. An orangery-style Sitting Room Extension with bi folding doors opens to the Gardens.

On the first floor, you'll find the Main Bedroom with a walk-through Wardrobe Area and En-Suite, Four additional Double Bedrooms, a Jack and Jill En-Suite, and a Family Bathroom. The property sits on a good-sized frontage with access to a Double Garage and lawned rear Gardens that are not overlooked at the back.

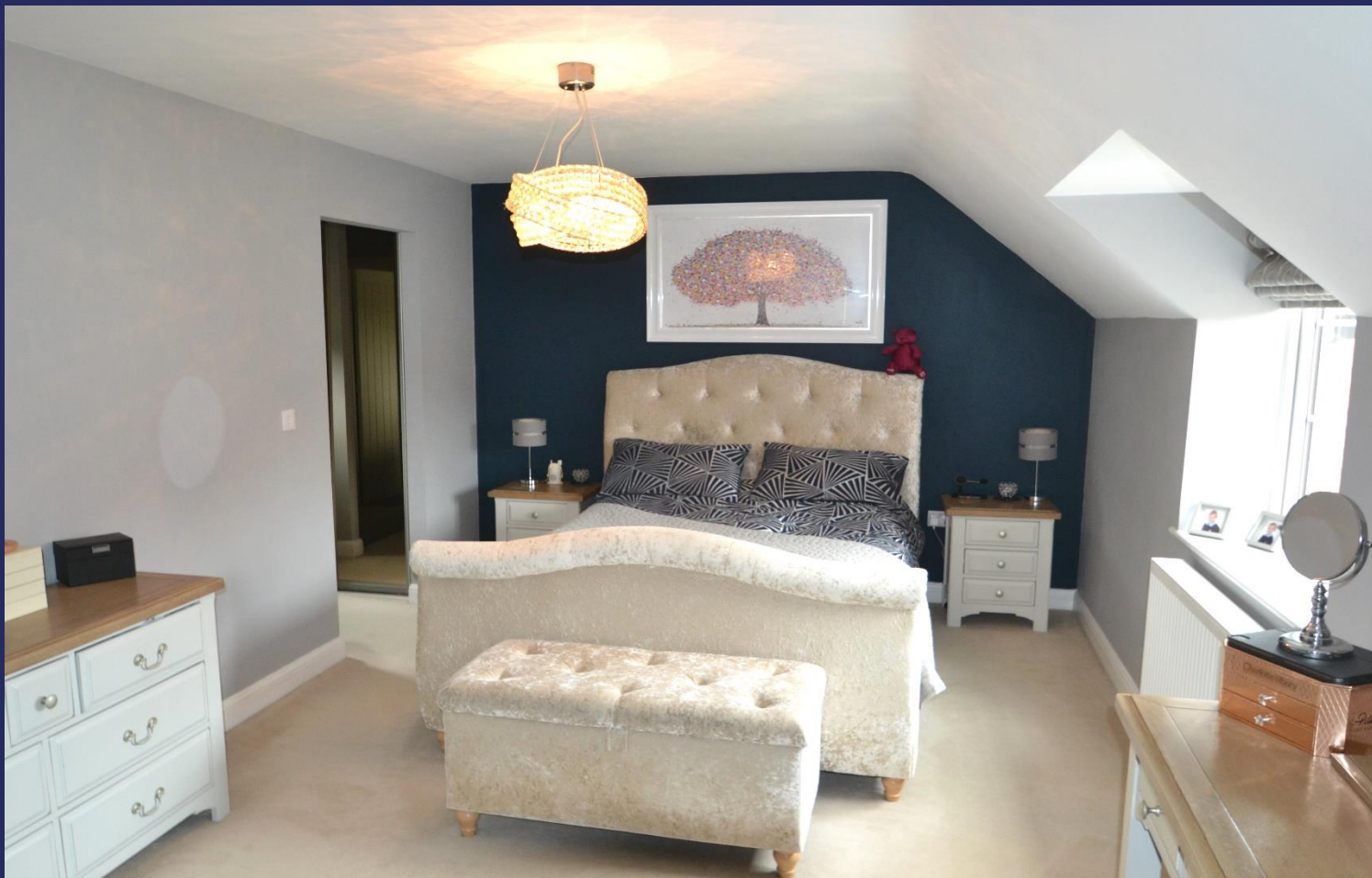




## LOCATION

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.



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**SOLAR PANELS:** We confirm the property has fully Integrated South Facing 8.2kw Solar Array of 20 solar panels plus 10.2 kWh Battery Storage system including Eddi Solar Power Divertor, which was only installed in October 2023. Further information is available from the agents on request.

**TO VIEW THIS PROPERTY:** 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

**DIRECTIONS:** From our office, head west on the High Street, continue onto Upper Bar then turn right onto Wellington Road. Turn left onto Greenvale and then turn right onto Barnfield Close, where the property will be located on the left hand side.

**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

**EPC RATING - B-85:** The full energy performance certificate (EPC) is available for this property upon request.

**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.

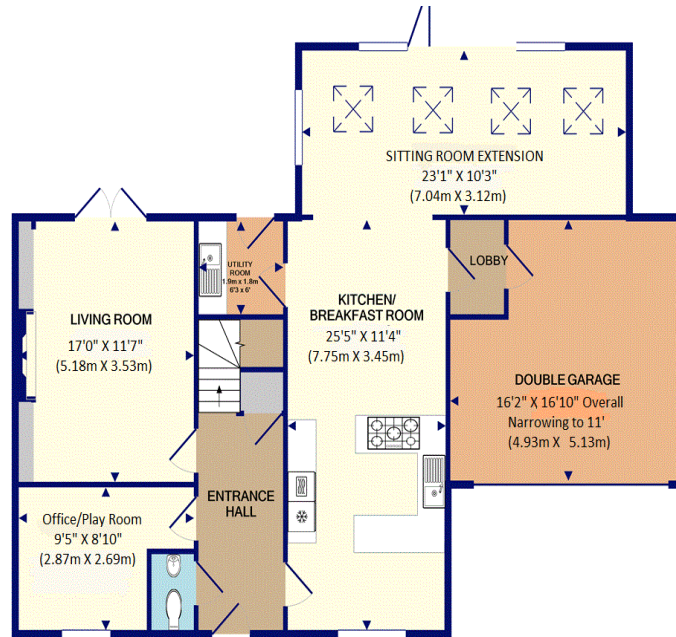
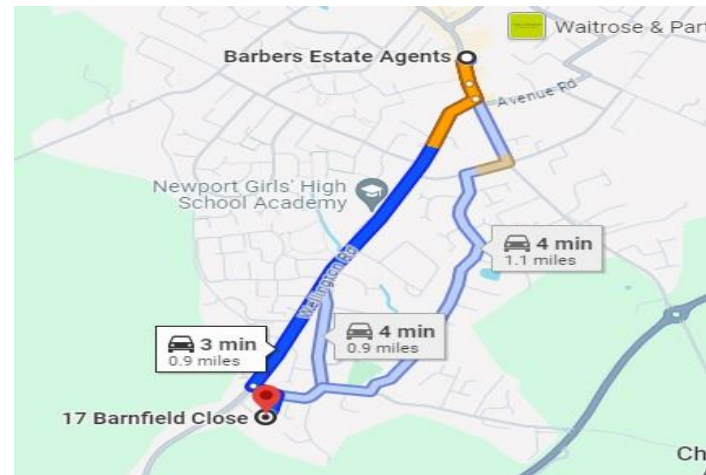
**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

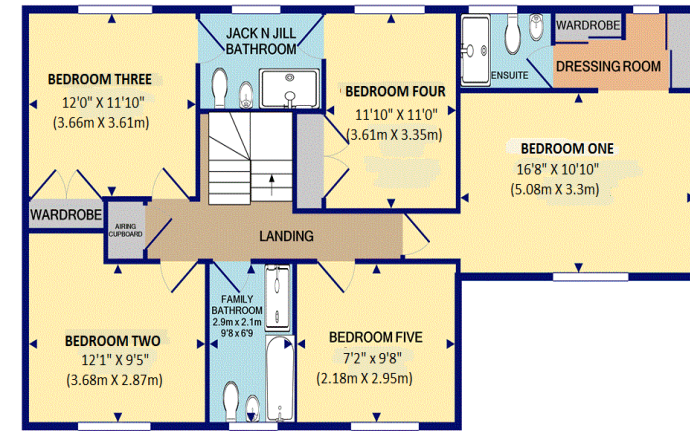
**METHOD OF SALE:** For Sale by Private Treaty.

NE35944





GROUND FLOOR



1ST FLOOR

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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**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 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.



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