



**11 St. Andrews Way,  
Church Aston,  
TF10 9JH**

**OIRO £250,000**

A very well presented three bedroom semi detached house situated in the popular residential area of Church Aston. With a kitchen/ Diner and a spacious lounge, two double bedrooms and a third single bedroom. A family bathroom and an attractive rear garden, With driveway parking for up to four cars.

The property briefly comprises to the ground floor an entrance hallway, kitchen/diner with French doors which lead to the rear garden. A spacious lounge. To the first floor a master bedroom, second double bedroom a third single bedroom and a family bathroom. Outside to the front there is driveway parking for at least four cars. The rear garden has a patio area with a brick built wall and steps leading to a laid lawn with gravelled borders with mature shrubs. There is a summer house a shed and a log storage area.

Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

A viewing is highly recommended.

#### **ENTRANCE HALLWAY**

4'3" x 4'3" (1.32 x 1.32)

With internal doors leading to the kitchen/diner and lounge.

#### **KITCHEN/ DINER**

16'11" x 10'3" (5.16 x 3.13)

A range of shaker style base and wall units with worktops which have tiling above. A composite sink, drainer and mixer tap. There is a recess area for a washing machine and fridge freezer. With a tiled floor a storage cupboard and French doors that lead to the rear garden.



#### **LOUNGE**

10'4" x 10'3" (3.17 x 3.13)

A spacious lounge with dual aspect windows. It has a feature brick built fireplace with a log burner.





### FIRST FLOOR

With an airing cupboard and loft hatch access.

### MASTER BEDROOM

10'5" x 10'5" (3.20 x 3.18)

With built in wardrobe and overlooking the rear garden.



### BEDROOM TWO

10'5" x 10'7" (3.18 x 3.25)

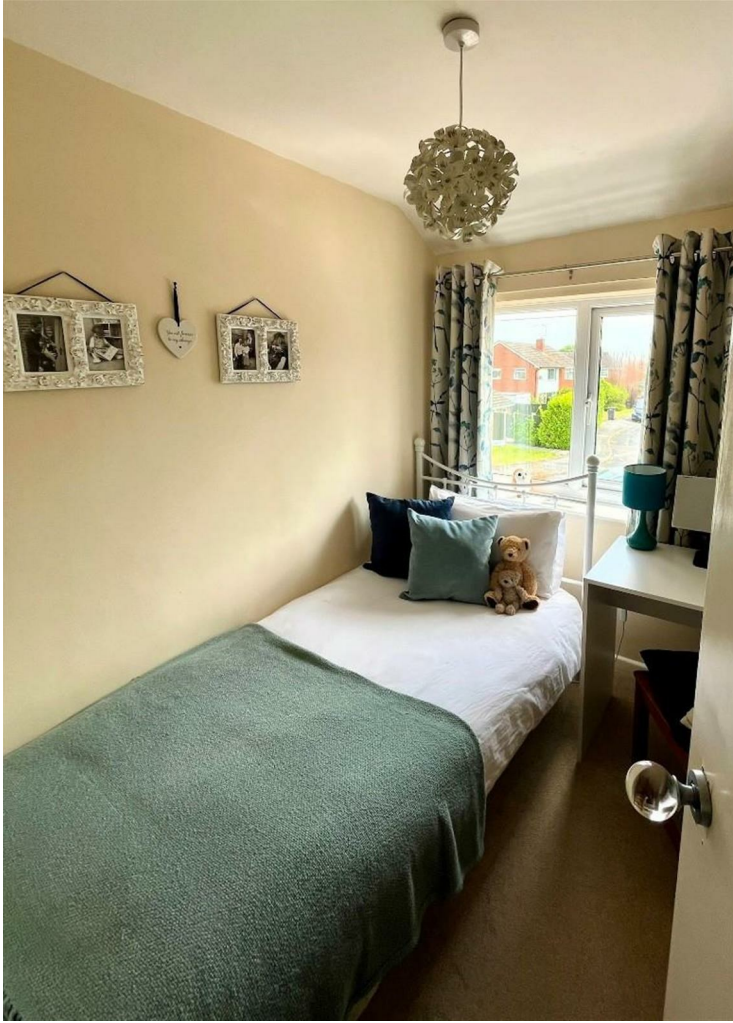
A second double bedroom with dual aspect windows and built in wardrobe.



### **BEDROOM THREE**

6'2" x 7'6" (1.89 x 2.31)

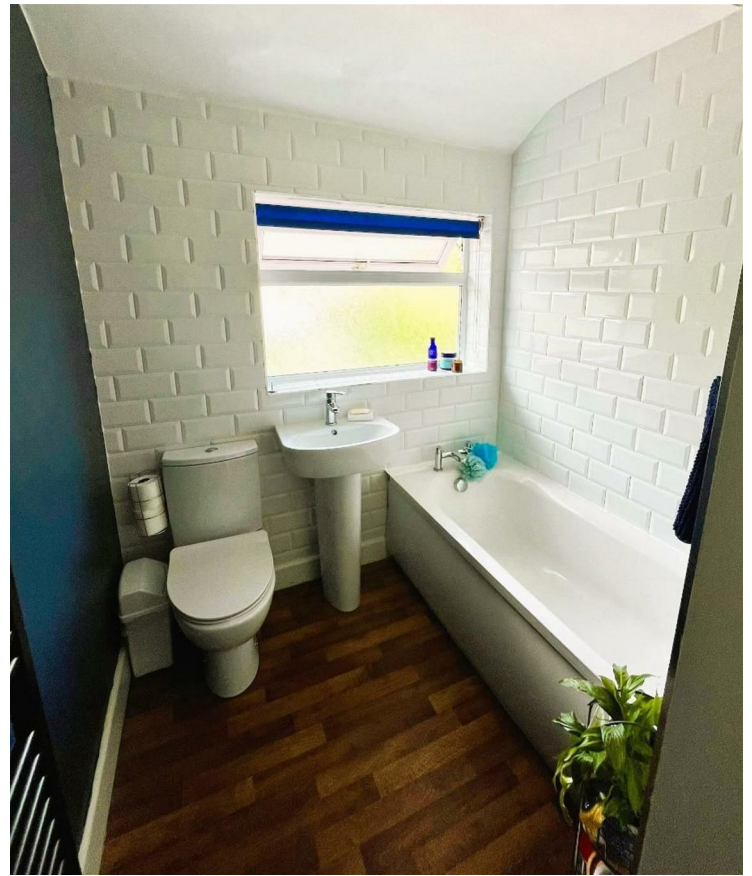
A single bedroom overlooking the front of the property.



### **BATHROOM**

7'4" x 6'1" max (2.26 x 1.86 max )

A white panelled bath with a shower to the mains over and a glass effect shower screen. A pedestal wash basin, extractor fan and a low level W.C. The walls are partially tiled, vinyl flooring and a heated towel rail.



### **OUTSIDE**

A pleasant rear garden. With a laid patio area a brick wall and steps which lead to a laid lawn. The borders are gravelled with mature shrubs and trees. There is a shed, a summer house and a log storage area. An outside tap and light with an iron access gate to the front drive.

The front of the property is block paved and a driveway. Parking for several cars.



fired central heating system. Davies White & Perry 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:** We are advised by the Local Authority Telford & Wrekin, the property is Band B (currently £1,,624.70 for the year 2024/2025)

**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. 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.

**TO VIEW THIS PROPERTY:** Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at [newport@davieswhiteperry.co.uk](mailto:newport@davieswhiteperry.co.uk)

**DIRECTIONS:** From our office in the High Street, proceed along the High Street onto Upper Bar. Turn right onto Wellington Road, a slight left onto Dark Lane. Turn left onto St Andrews Way. The property can be identified with a For Sale sign.



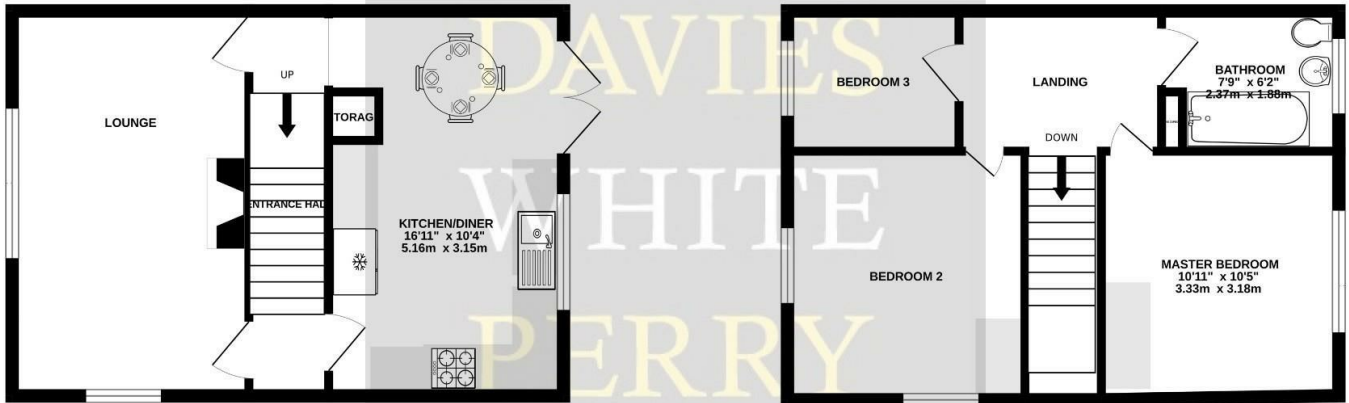
**AGENTS' NOTES:**

**EPC RATING:** D (67) - a copy is available upon request.

**SERVICES:** We are advised that mains water, gas, electricity and drainage are available. The property is heated by a gas

GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.

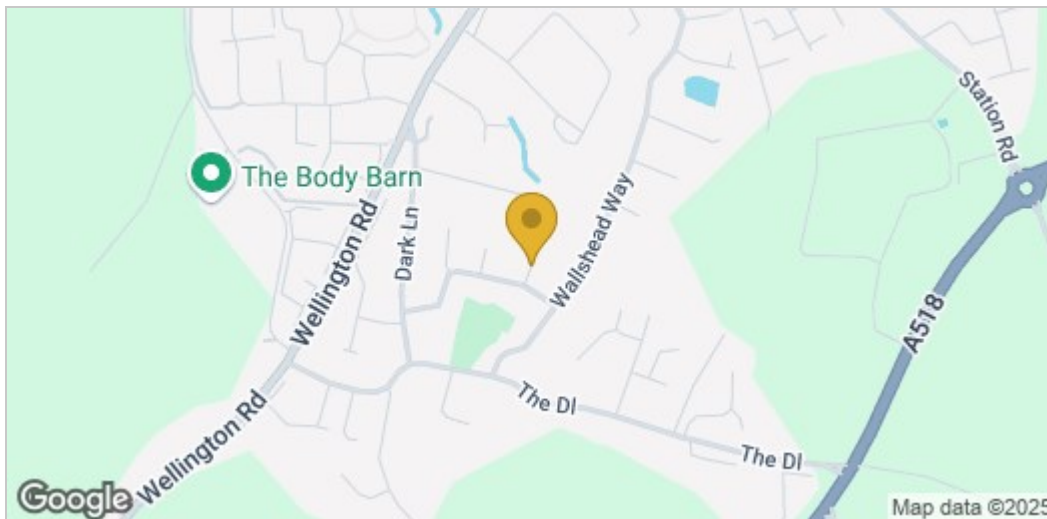
1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



ESTABLISHED 1806

TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.