



**18 Highfield,
Church Aston,
TF10 9LW**

OIRO £549,000



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18 Highfield is a spacious and well presented five bedroom detached home, ideally positioned on a generous corner plot of approximately one third of an acre, within a highly sought after cul-de-sac. This impressive property offers extensive living accommodation, including two reception rooms a conservatory, three en-suite bathrooms, and a well appointed family bathroom.

The large and private rear garden is well-established, featuring mature trees, plants, shrubs, and hedges. It also includes several sheds and outbuildings, providing additional storage or workspace.

Further benefits include a spacious, exclusive lawned area to the front left of the property, bordered by hedging and offering additional land.

The ground floor welcomes you with an entrance hallway which offers a double storage cupboard ideal for coats and shoes and a convenient cloakroom. The generously sized lounge features Oak wooden flooring and a large window.

The hallway leads you to the a large kitchen/ dining room. The kitchen is fitted with vast range of wooden cream base and wall units with both granite and wooden worktops, porcelain tiled flooring and integrated appliances which include a SMEG cooker and SMEG extractor fan. The kitchen leads to both the dining room/ second reception room and large conservatory which has French doors that lead onto the rear garden. Also having access to the rear garden through the porchway which is off the kitchen. With a utility room which has an integral door to the garage.

On the first floor, you'll find the master bedroom with two double wardrobes and an ensuite, which has a jacuzzi bath with a shower over. Bedroom two and three are large bedrooms and both have ensuites. Bedroom four is also a large double bedroom with double built in wardrobes. A fifth bedroom and a large family bathroom with a claw foot freestanding tub.

The rear garden is set on approximately one third of an acre, the garden is well established and features a variety of mature trees, hedged boundaries, plants and shrubs. There are well maintained lawned areas, along with a carport, several sheds and outbuildings offering additional storage or workspace.

The property benefits from two driveways, offering ample off road parking, with double gates providing access to the rear garden.

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).

ENTRANCE HALLWAY

10'9" x 4'5" (3.30 x 1.36)

A UPVC glazed door opens onto oak wooden flooring, with double doors leading to a storage area ideal for coats and shoes.

CLOAKROOM

4'7" x 6'0" (1.41 x 1.83)

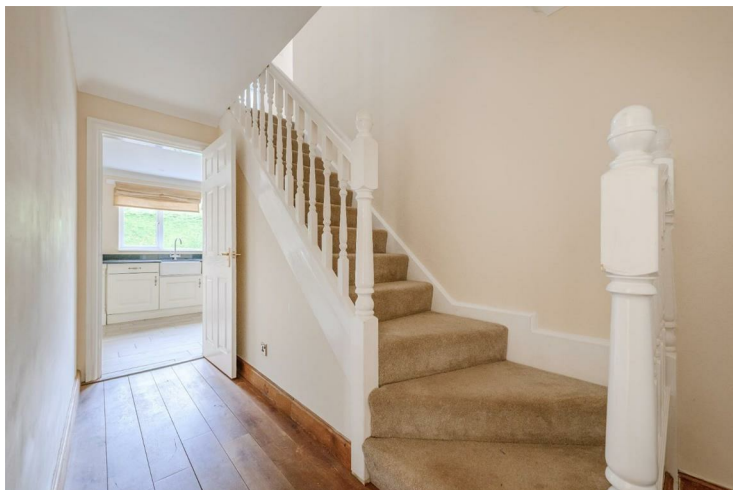
A pedestal wash basin and low level W.C. With tiled floor a radiator and extractor fan.



INNER HALLWAY

12'4" x 6'1" max (3.78 x 1.86 max)

An oak wooden floor and stairs to the first floor.



LOUNGE

14'5" x 18'4" max (4.41 x 5.61 max)

The generous sized lounge has a feature fireplace, solid oak flooring and a large window facing the front of the property.

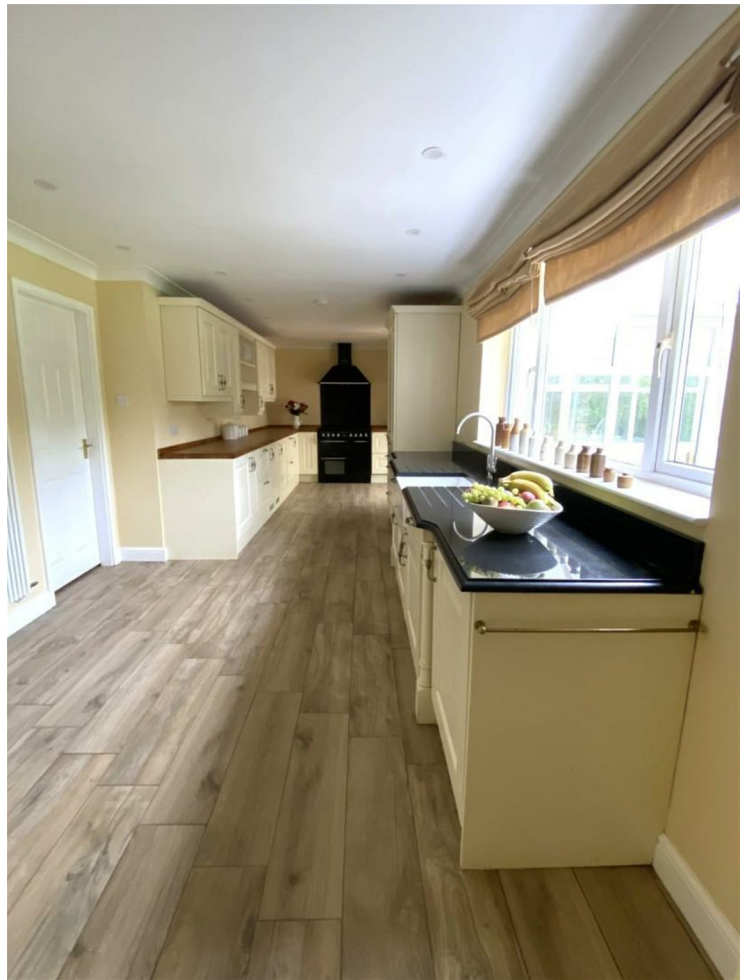


KITCHEN

25'9" x 9'6" (7.86 x 2.91)

The generous sized kitchen has solid wood cream base and wall units, one side having granite countertop. The kitchen leads to the dining room and large conservatory which has solid Oak wooden flooring and French doors leading into the rear garden. There is also a utility room which has an integral door allowing access to the double garage.

The kitchen features a SMEG cooker and SMEG extractor fan. An integrated fridge and freezer.



DINING ROOM

11'6" x 12'1" (3.51 x 3.69)

Flowing from the kitchen with porcelain tiled flooring and a radiator.



UTILITY ROOM

11'6" x 12'1" (3.51 x 3.69)

Wooden worktops with a recess area for a washing machine, porcelain tiled flooring, further understairs storage area and an integral door to the double garage.



PORCHWAY TO GARDEN

7'11" x 3'7" (2.42 x 1.11)

A porchway area where the boiler is situated, porcelain tiled flooring and exterior access door to the rear garden.

CONSERVATORY

16'0" x 15'7" (4.88 x 4.76)

French doors from the kitchen open into the conservatory,

which features oak wooden flooring, a radiator, and additional French doors leading out to the rear garden



FIRST FLOOR

LANDING AREA

A spacious landing area with a solar light tunnel and the airing cupboard.

MASTER BEDROOM

16'9" x 10'3" max (5.13 x 3.13 max)

Featuring two built in double wardrobes, dual aspect windows, and two radiators.



ENSUITE

8'5" x 3'11" (2.57 x 1.20)

Fitted with a Jacuzzi bath with a Triton electric shower over and a glazed shower screen. The bathroom also features a double vanity wash basin, low-level W.C., inset chrome spotlights, a tiled floor with partially tiled walls, and a radiator.



ENSUITE

8'5" x 3'11" (2.57 x 1.20)

A double shower enclosure with a Triton electric shower, glazed doors, and tiled surround. Includes a vanity wash basin and a low level W.C., with partially tiled walls, inset chrome spotlights, and a chrome heated towel radiator.



BEDROOM TWO

15'5" x 13'0" max (4.71 x 3.97 max)

A spacious second bedroom overlooking the rear garden, featuring dual aspect windows with radiators beneath, wooden laminate flooring, and a loft hatch.



BEDROOM THREE

15'4" x 10'3" max (4.68 x 3.13 max)

Another generously sized bedroom featuring dual aspect windows with radiators beneath, along with access to the loft via a hatch.



ENSUITE

8'5" x 3'11" (2.57 x 1.20)

A single shower enclosure with an Aquatronic electric shower and tiled surround, complemented by a pedestal wash basin and a low-level W.C. The room features a tiled floor, Velux window, partially tiled walls, a chrome heated towel rail, and inset chrome spotlights.



BEDROOM FOUR
 10'2" x 10'6" x 14'9" max (3.11 x 3.21 x 4.52 max)
 A double bedroom with built in double wardrobes.



BEDROOM FIVE
 7'5" x 7'6" (2.28 x 2.29)
 With wooden effect laminate flooring and a radiator beneath the window.



FAMILY BATHROOM
 7'9" x 7'6" (2.37 x 2.29)
 Featuring a freestanding tub with claws and chrome fittings, a pedestal wash basin, and a low-level W.C., this bathroom also includes a wall-mounted shaver point, chrome heated towel rail, partially tiled walls, inset chrome spotlights, and porcelain wood effect tiled flooring. .



DOUBLE GARAGE

With electricity and lighting.

REAR GARDEN

Set on approximately one third of an acre, the garden is well established and features a variety of mature trees, hedged boundaries, plants and shrubs. There are well maintained lawned areas, along with a carport, several sheds and outbuildings offering additional storage or workspace.



OUTSIDE

The property benefits from offering ample off road parking with two separate private driveways to also include large double garage. There are double gates providing access to the rear garden. hedgerow borders to the left hand side.

The front garden has a large garden area to the left of the property, which offers further land and is exclusive to this property within the cul-de-sac..



AGENTS' NOTES:

EPC RATING: TBC - D (74) - A copy is available upon request.

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

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band E (currently £2,395.49 for the year 2025/2026).

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.

BROADBAND: Up to 1000mbps

Mobile Signal/Coverage Indoors: EE Good, O2 Limited, Three Basic, Vodafone Basic

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Private driveway and double garage

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

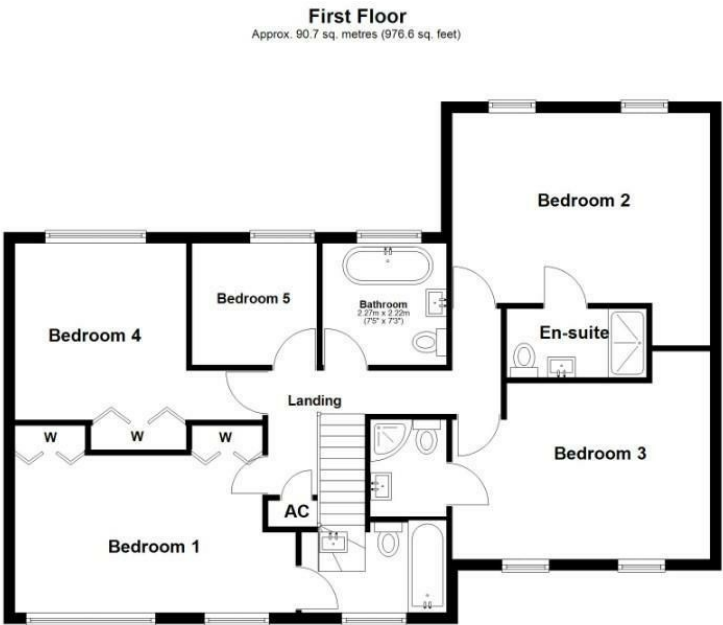
COALFIELD OR MINING AREA: None in this area

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

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

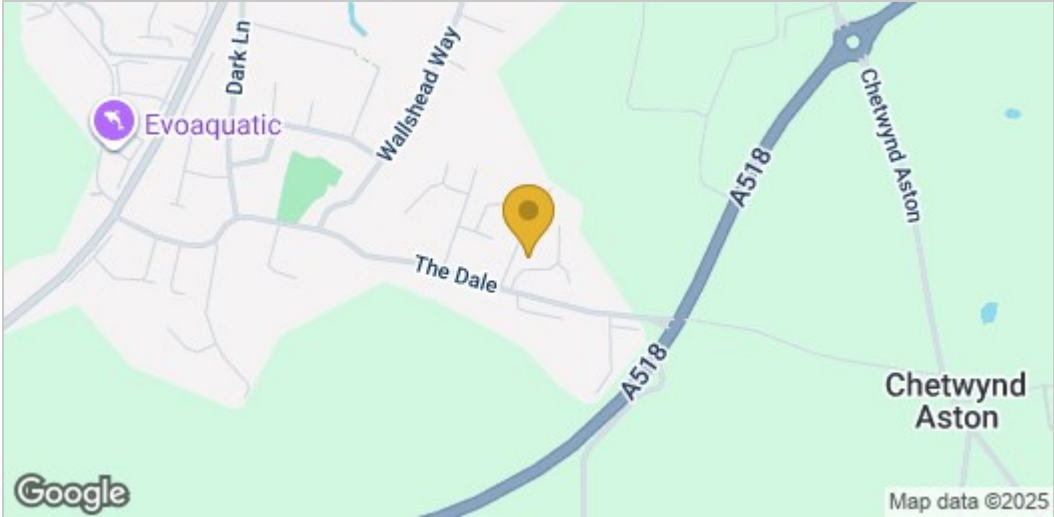
DIRECTIONS: From our offices in the Newport High Street continue



Total area: approx. 220.2 sq. metres (2370.4 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property. Plan produced using PlanUp.

18 Highfield, Church Aston, Newport



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.