



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



41 Newport Road, Edgmond, Newport, TF10 8HQ

Offers In The Region Of £337,500

 3  1  1  C



41 Newport Road, Edgmond, Newport, TF10 8HQ

Offers In The Region Of £337,500



Edgmond is a rural village which sits in the north east of the Shropshire countryside, about two miles from Newport, with its highly regarded schools, its leisure and shopping facilities; approximately eight miles from Telford and fifteen miles from Shrewsbury, larger towns with even more amenities, rail and motorway links. The village itself has many facilities and amenities, including two pubs (The Edgmond Lion and The Lamb) and St Peter's Church. There are playing fields in the centre of the village with cricket & football pitches set out. There is a playground for young children behind the Bowling Club and a fenced multi-purpose games area next to the Cricket Pavilion. The Post Office is positioned in the Village Stores on the High Street also in the centre of the village.

The gas centrally heated and double glazed accommodation is set out in more detail as follows;

Recess Arched Storm Porch

With quarry tiled floor. Composite panelled double glazed entrance door to...

Entrance Through Hall

Radiator and ceramic tiled floor.

Lounge

12'7" x 11'8" (3.84 x 3.56)

Lovely bay window to the front with radiator beneath. Inset log burner set on a slate hearth. Open to...

Full-Width Dining Kitchen

17'11" x 11'0" max (5.47 x 3.36 max)

Dining Area with ceramic tiled floor and radiator. Recess spot lights. Kitchen having a good range of fitted modern base and wall mounted cupboards comprising stainless steel single bowl sink unit with brushed chrome mixer tap. Single corner cupboard below. Woodblock worktop with slimline dishwasher beneath as well as a corner and a half cupboard. Inset Hot point gas hob with three drawer unit below. Built-in electric double oven and grill with cupboard above and below. Glazed wall cabinet. uPVC framed double glazed window with outlook to rear garden and neighbouring grazing land. Recess for American style fridge-freezer. Understairs shelved pantry cupboard. Recess spotlights and ceramic tiled floor. Open to the...

Utility Room

12'4" x 6'7" (3.77 x 2.01)

Having a continuation of ceramic floor tiles. Woodblock style worktop with 1/2 cupboard below. Recess for both a washing machine and condensing dryer. Recess spotlights and radiator. External door to rear garden.

Cloaks / WC

Modern low-level flush WC and wash hand basin with vanity cupboard below. uPVC framed panelled double glazed window and radiator. Ceramic tiled floor and recess spotlights.

From the Dining Area, uPVC framed double glazed 'French' doors to...

Conservatory

8'11" x 8'7" (2.73 x 2.63)

Having lovely outlook to the rear garden and neighbouring grazing land beyond. Ceramic tiled floor. uPVC double glazed doors. Power.

From the Entrance Hall, stairs with attractive oak spindled banister / handrail rise to the...

Landing

With uPVC framed double glazed side window and airing cupboard with Baxi combination boiler. Access hatch to loft with a drop down ladder, being partially boarded with light fitting.

Bedroom One

12'6" x 10'11" (3.82 x 3.33)

Good sized double bedroom with uPVC framed double glazed bay window to the front. Radiator. Built-in wardrobes to one wall with sliding mirror fronts.

Bedroom Two

10'1" x 8'8" (3.09 x 2.66)

uPVC framed double glazed window with rear aspect over garden and neighbouring farm land. Radiator.

Bedroom Three

7'5" x 7'4" (2.28 x 2.26)

uPVC framed double glazed window to the front. Radiator.

Bathroom

Modern style suite with 'P' shaped bath having mains fed shower head over. Inset wash hand basin with vanity cupboards below. Low-level flush WC with concealed cistern. Mirror fronted wall cabinet. Chrome towel radiator and ceramic tiled floor. Recess spotlighting. uPVC framed patterned double glazed window.

Outside

The house is set back from Newport Road behind a neatly maintained shrubbed border and a gravelled surfaced driveway suitable for parking three cars. Attached to the side of the house is a useful Workshop / Store (2.98 x 2.19) with double door access to the front, power and lighting. Connecting door to the Utility.

An attractive feature of this property is the rear garden which has been thoughtfully landscaped to areas of patio, shaped lawn, shrubbed borders and timber decking. Various mature trees and a covered corner seating area with outlook directly onto neighbouring grazing / farmland.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin

Council, that the property is in Band: C

EPC RATING: C

TENURE: We are advised by the Vendors, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority

to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

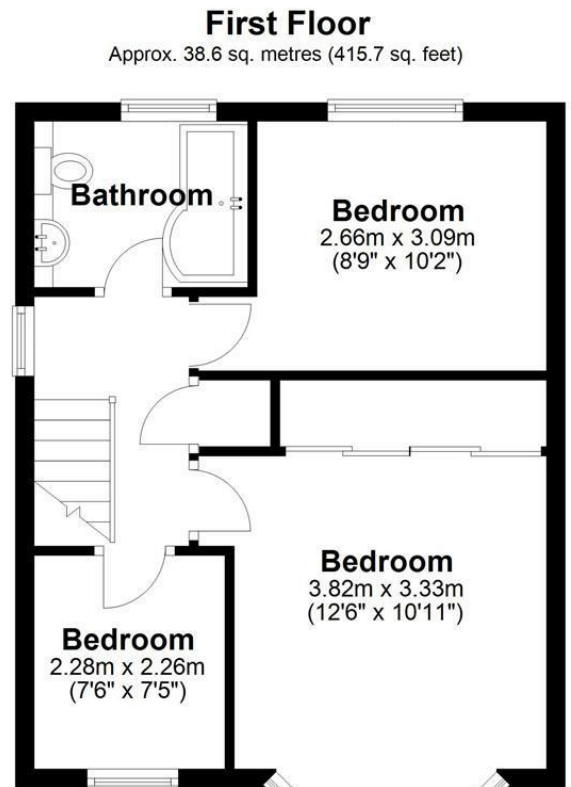
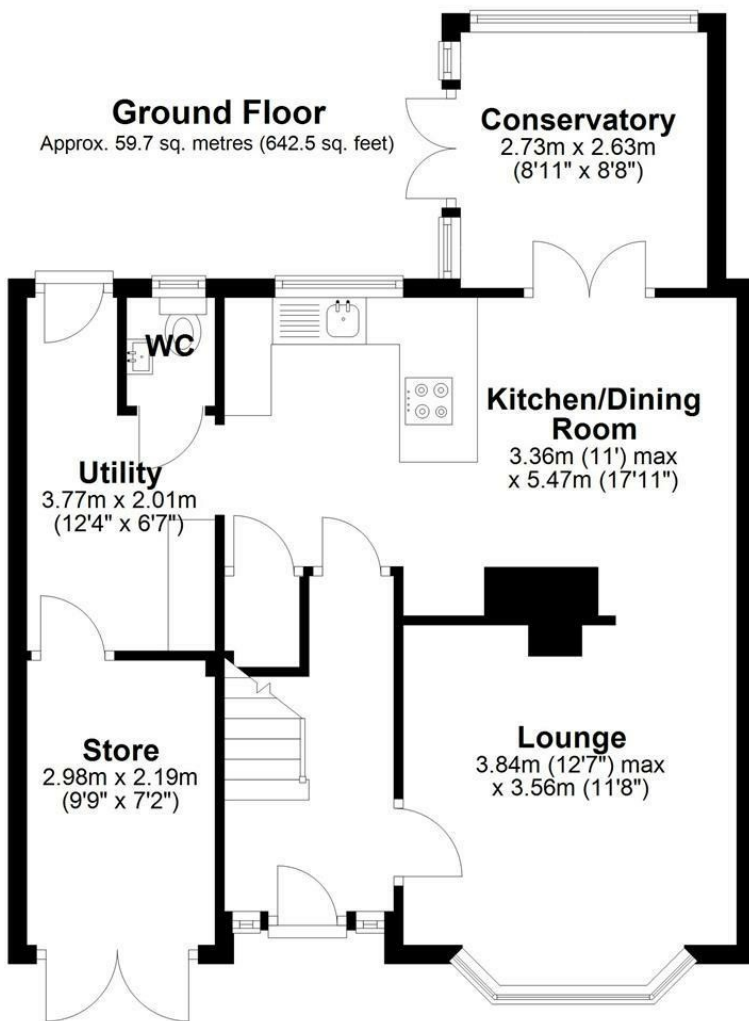
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		EU Directive 2002/91/EC



Total area: approx. 98.3 sq. metres (1058.1 sq. feet)

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.