



**Estate Agents
Letting Agents
Surveyors & Valuers**

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17 High Street, Edgmond, Newport, TF10 8JW
Offers In The Region Of £275,000

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Edgmond is a lovely rural village which sits in the north east of the Shropshire countryside, about two miles from the market town of 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. There are two pubs, The Edgmond Lion and The Lamb, St Peter's Church and 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 housed in the Village Stores on the High Street in the centre of the village.

No. 17 High Street is a lovely, extended three bedroomed semi-detached house requiring general refurbishment/modernisation. With no upward chain this is a superb opportunity to move to this much favoured village location and to put your own mark on this traditionally constructed property.

Attractive arched open porch entrance with quarry tiled floor. Light fitting.

Timber panelled and patterned glazed entrance door to

Entrance/Through Hall

with radiator, cloaks cupboard and useful understairs cupboard.

Lounge

14'11" (max) x 12'2" (4.55 (max) x 3.73)

with uPVC framed double glazed bay window to the front. Radiator. Fireplace with tiled hearth and back and gas fire (in need of servicing).

Dining Room

13'2" x 12'0" (4.03 x 3.67)

having tiled hearth and surround and fireplace opening. Radiator. Double glazed external door to rear garden and matching side windows.

Breakfast Area

8'0" x 7'3" (2.44 x 2.23)

with quarry tiled floor and radiator. Open to kitchen

Kitchen

6'11" x 14'5" (2.12 x 4.40)

having range of base and wall mounted cupboards with the former finished with roll edge worktop. Stainless steel single basin sink unit. Recess for gas cooker and undercounter fridge and freezer. Stainless steel extractor over cooker space. uPVC framed double glazed windows to side and rear. Also external door to rear garden. Ceramic tiled floor. Door to

Utility Room

6'3" x 5'3" (1.91 x 1.62)

having plumbing connection for a washing machine. Radiator. uPVC framed

double glazed window.

From the Breakfast room, side door to inner lobby with quarry tiled floor and Velux style window. Off is a cloaks/W.C. with low level flush W.C., wash hand basin and radiator. Separate useful storage cupboard and side access to garage.

From the entrance/through hall stairs to

Landing

off is a built in linen cupboard. Access hatch to loft with drop down ladder.

Bedroom One

14'10" (max) x 10'11" (4.53 (max) x 3.35)

a double size room having uPVC framed double glazed bay window with outlook onto grazing land. Radiator.

Bedroom Two

13'2" x 12'0" (max) (4.03 x 3.67 (max))

a double size room with uPVC framed double glazed window having rear outlook. Radiator. Built-in wardrobe.

Bedroom Three

8'0" x 8'5" (2.44 x 2.59)

a single size with uPVC framed double glazed window to the front. Radiator.

Bathroom

suite comprising enamel surface bath, pedestal wash hand basin and low level W.C. Electric shower over bath. uPVC framed patterned double glazed window. Radiator. Built-in airing cupboard with lagged hot water cylinder.

Outside

The property is pleasantly situated in the centre of the village, close to local amenities including the shop, Post Office, village hall, playground and The Lion Public House. There is off road parking on the paved driveway and a single garage (5.12m x 2.50m) with double doors to the front, power and lighting.

The front garden is set out to neat lawn and well stocked shrubbed borders. The enclosed rear garden is not overlooked from the back and is finished mainly to lawn. Well established shrubbed borders and beds.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band C.

EPC RATING: D (60)

TENURE: We are advised by the Vendor, 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. The property is heated via a series of radiators served by a gas fired Maxol Morocco boiler positioned in the kitchen.

BROADBAND AND MOBILE SERVICES: We understand that 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: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planned developments or permissions that would have an impact on the property.

COAL FIELDS/MINING: The property has not been affected by any mining related issues.

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 fittings, 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 £30.00 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.

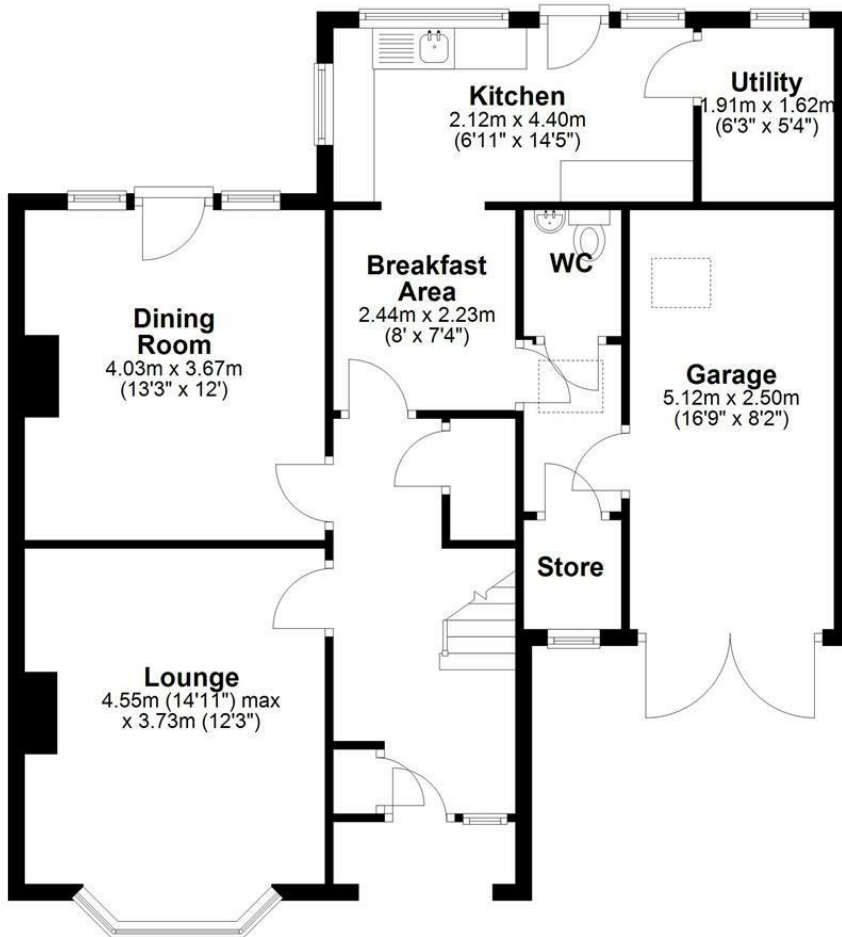




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

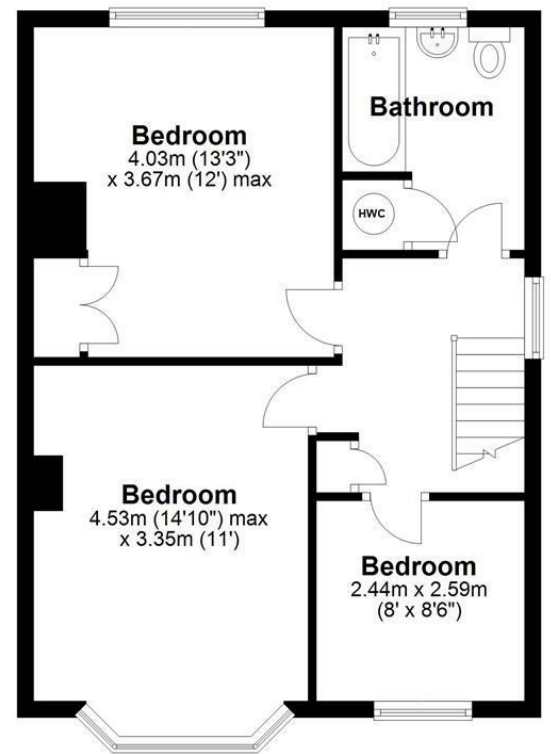
Ground Floor

Approx. 83.0 sq. metres (893.9 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.4 sq. feet)



Total area: approx. 132.7 sq. metres (1428.3 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.