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2 The Common, Edgmond, Newport, TF10 8ES
Offers In The Region Of £925,000



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The property is located about 1.75 miles from the village of Edgmond, with its convenience shop and post office, primary school, two pubs, village hall and playing fields. The market town of Newport is approximately 3 miles away with its high street shops, supermarkets, bank and building society, library, twice weekly market and leisure facilities. Newport also has a selection of highly regarded primary and secondary schools, two of which are selective. The property is only a short distance from Harper Adams University and also within easy commuting distance of Stafford, Telford and Shrewsbury with their wider range of amenities and mainline train stations. The A41, about half a mile from Newport, provides direct access to the M54, Wolverhampton and the West Midlands conurbation.

Positioned at the head of a lane shared with only two other properties can be found 2 The Common. The house is centre to the front of the plot featuring mature informal gardens to the rear and one side largely set out to lawns, patio, orchard and shrubs all offering a secluded oasis of rural tranquility. Situated within the side part of the garden is a useful garden tool shed, a detached range of three stores and a large lofty workshop/tractor shed. Located on the other side of the house is a detached double garage with electric doors and vehicular access to the approximately 3 acres of grazing land.

The house offers well proportioned five bedroome family living accommodation to include a study/office, lounge, dining room, large breakfast kitchen with utility room and cloaks/W.C. on the ground floor and five bedrooms and two bathrooms above. The oil fired centrally heated and double glazed accommodation is set out below in more detail:-

Hardwood framed double glazed entrance door with matching double glazed side panels.

Entrance/Reception Hall

with terracotta flagstone floor and radiator. Understairs cupboard and hardwood double glazed door to rear garden.

Guest Cloaks/W.C.

having low level flush W.C. and wash hand basin. Quarry tiled floor and radiator.

Study/Office

8'11" x 14'5" (2.73 x 4.40)

good size reception room with double glazed multipaned windows to the front. Ceiling beams exposed as a feature. Wash hand basin and radiator.

Lounge

22'11" x 14'5" (7.01 x 4.40)

a well proportioned room with splendid Inglenook brick fireplace having inset Wenlock Stoves wood burner. Triple aspect windows with outlook to rear and side gardens. Oak beamed ceiling as a feature. Radiators.

Dining Room

14'9" x 12'0" (4.52 x 3.66)

again with dual aspect window having outlook to side and rear gardens, radiators, wood burning stove and beamed ceiling as a feature.

Breakfast Room

11'10" x 15'7" (max) (3.63 x 4.76 (max))

having side bay with windows and external door to garden. Large pantry. Radiator and original beamed ceiling opens to

Kitchen

7'10" x 12'0" (2.41 x 3.66)

range of medium oak fronted base and drawer units finished with roll edge worksurfaces. Inset 1 1/2 bowl sink unit with mixer tap. Oil fired Alpha range cooker with oven, warming drawer, two hob plates and central heating boiler. Dual aspect windows, beamed ceiling and quarry tiled floor.

Utility Room

8'5" x 8'10" (2.59 x 2.70)

having matching base cupboards to kitchen, 1 1/2 bowl sink unit with integrated dishwasher below the drainer. Space for a fridge/freezer and an electric or gas cooker. Quarry tiled floor, beamed ceiling and double glazed windows. Stable style door to

Enclosed Porch

with quarry tiled floor and external door to the front.

From the Entrance Hall, stairs rise to a galleried landing with windows front and rear. Access hatch to loft. Built-in shelved cupboard. Also separate built-in wardrobe.

Principal Bedroom

13'6" (max) x 14'0" (4.14 (max) x 4.28)

a good double size bedroom with double glazed windows overlooking the rear and side gardens. Two built-in wardrobes. Airing cupboard with lagged hot water cylinder.

Adjacent and accessed off the landing is a

Bathroom

having a white suite with shower over the bath, low level flush W.C. and pedestal wash hand basin. Heated towel rail and patterned double glazed window.

Bedroom Two

12'10" x 12'0" (3.93 x 3.66)

another good double size bedroom with double glazed windows having outlook to rear and side gardens. Built-in double wardrobe and radiator.

Bedroom Three

9'0" x 14'7" (2.75 x 4.47)

having dual aspect windows with outlook to the front and side. Built-in wardrobe. Radiator.

Bedroom Four

11'10" x 8'0" (3.63 x 2.44)

a double glazed window with outlook to the side garden. Large built-in shelved cupboard/wardrobe with light fitting. Radiator.

Bedroom Five

11'3" x 8'10" (3.44 x 2.70)

a double glazed windows to the side and front. Radiator. Built-in wardrobe.

Family Bathroom

suite comprising panelled bath, pedestal wash hand basin and low level flush W.C. Dual aspect patterned double glazed windows. Radiator. Separate tiled shower cubicle with shower. Second access hatch to loft. Airing cupboard.

Outside

The house is very pleasantly positioned in about an acre of well established gardens, which are a most attractive feature of the property, being set out to established lawns, shrubbed borders, patio, ponds, trees, a woodland garden, a greenhouse, an orchard with numerous apple trees of several varieties, soft fruit bushes and vegetable beds. The planting offers a pageant of colour from winter snowdrops through spring bulbs and bluebells to flowering shrubs and blossoming trees.

The property benefits from a useful and sizeable corrugated metal clad workshop/tractor shed with power, lighting and hayloft. There is also a separate brick outbuilding, the former milking shed, which is divided internally to provide three individual stores, the central of which offers a further workshop. The former pigsty is now a useful garden store with ornamental pond to the rear and outside toilet. There are three outside water taps. The original well is preserved as an attractive feature. The whole provides a delightful rural retreat.

To one side of the workshop/tractor shed is a grassed area and shrubbery incorporating a second pond. Positioned to one side of the house is a large detached concrete sectional double garage and an oil tank.

The L shaped adjoining grazing land extends to about 3 acres and is approached off the lane, next to the double garage. The land drops down the one side and across the back of the rear garden with the far boundary being a small brook. Positioned on the top bank is a portacabin type structure taking advantage of distant views and a stile gives access to extensive country walks.

Additional Information

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

EPC RATING: E (48)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion. We are advised by the vendor that the unmade lane has no known owner but full rights of access and egress are reserved in favour of the subject property. Prospective buyer's legal advisors to undertake all necessary enquiries before proceeding.

SERVICES: We understand that mains water and electricity are connected. Drainage is to a septic tank and soakaway system in the rear garden. Mains water supply is shared with two other properties and understood to be separately metered.

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. Vendors have made us aware that there are mobile black spots within certain rooms of the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are aware of a right of way to No. 3 The Common.

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 planning applications or developments which would have an impact on the property.

COAL FIELDS/MINING: The property is not located in a known mining area and the vendors are not aware of any mining related issues having affected the property.

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

DIRECTIONS: From Newport town centre, proceed in a northerly direction along the High Street and over the mini roundabout. Turn left after TFM country store on B5062 towards Edgmond. Continue along this road for about 1.6 miles and then turn right into Marsh Road. Proceed along this road for about 1 mile and then turn off at the logs sign. The property is at the end of this lane with parking to the right next to the garage.

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 Smart Search 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.