Tempertons

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21 Shrewsbury Road, Edgmond, Newport, TF10 8HU

Offers In The Region Of £350,000

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NO UPWARD CHAIN

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.

uPVC double glazed opening doors into an enclosed PORCH with tiled floor.

Hallway

With attractive 'Herringbone style' wooden block flooring. Useful understairs storage cupboard and two radiators.

Lounge

23'1" x 13'2" to 9'8" (7.05 x 4.02 to 2.97)
Having wooden block flooring entered from the Hallway leading to a front aspect wooden bow window with sealed units. Decorative fireplace surround and hearth. Radiators.

Dining Room

10'10" x 8'10" (3.32 x 2.70)
With side and rear aspect wooden casement windows and sealed units enjoying views of the rear garden. Radiator.

Dining Kitchen

19'8" x 10'9" x 10'7" (6.00 x 3.30 x 3.23)
Having a range of fitted base and wall mounted cupboards and drawers with matching work surfaces. Stainless steel sink and drainer unit. Space for electric cooker. Space and plumbing provision for washing machine. Floor mounted oil central heating boiler. Radiator. Rear aspect window and external door leading to the rear garden.

Stairs from the Hallway rise to the first floor, with a quarter landing leading to a...

Cloakroom / WC

With low-level WC and wall mounted wash hand basin. Radiator and side aspect window.

The first floor Landing provides ceiling access hatch to loft space and built-in shelved airing cupboard.

Bedroom One

16'4" x 9'8" (5.00 x 2.97)
Having two built-in wardrobes with eaves storage. Side and rear aspect wooden windows with sealed units. Radiator.

Bedroom Two

15'1" x 8'5" (4.60 x 2.58)
With wooden casement windows and sealed units having front and rear aspects. Radiator and built-in wardrobe.

Bedroom Three

8'10" x 7'0" (2.70 x 2.15)
Single built-in wardrobe and radiator. Rear aspect wooden window and sealed units.

Bathroom

With a panelled bath and tiled surround. Pedestal wash hand basin and low-level WC. Chrome finished towel radiator. uPVC double glazed window.

Outside

The property is set back from Shrewsbury Road, occupying an elevated position with a paved front garden, having mature firs and shrubs. A tarmacadam driveway leads to the single integral GARAGE (4.83 x 2.45) with hinged wooden doors, power and light.

A side wooden gate opens to the fully enclosed rear garden being not directly overlooked, laid chiefly to pavings for ease of maintenance and having a variety of mature flowering shrubs, plants and firs etc.

Additional Information

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

EPC RATING: E

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 and drainage are connected. Oil fired central heating.

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.

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

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 affecting the property.

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

DIRECTIONS: From Newport Town centre, proceed north out of town and take a left turn off the mini island onto Edgmond Road (B5052) towards Shrewsbury. As you enter Edgmond, take the second left by The Lamb Inn onto Shrewsbury Road and the property can be found on the right after a short distance.

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 £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.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

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.

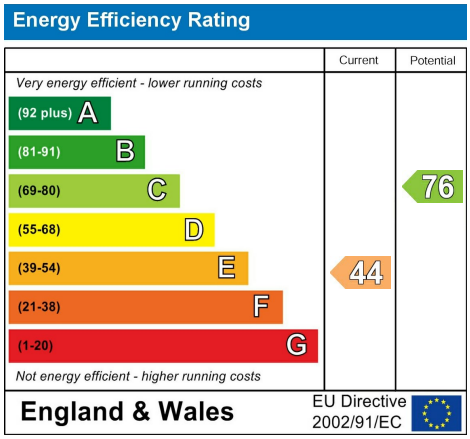


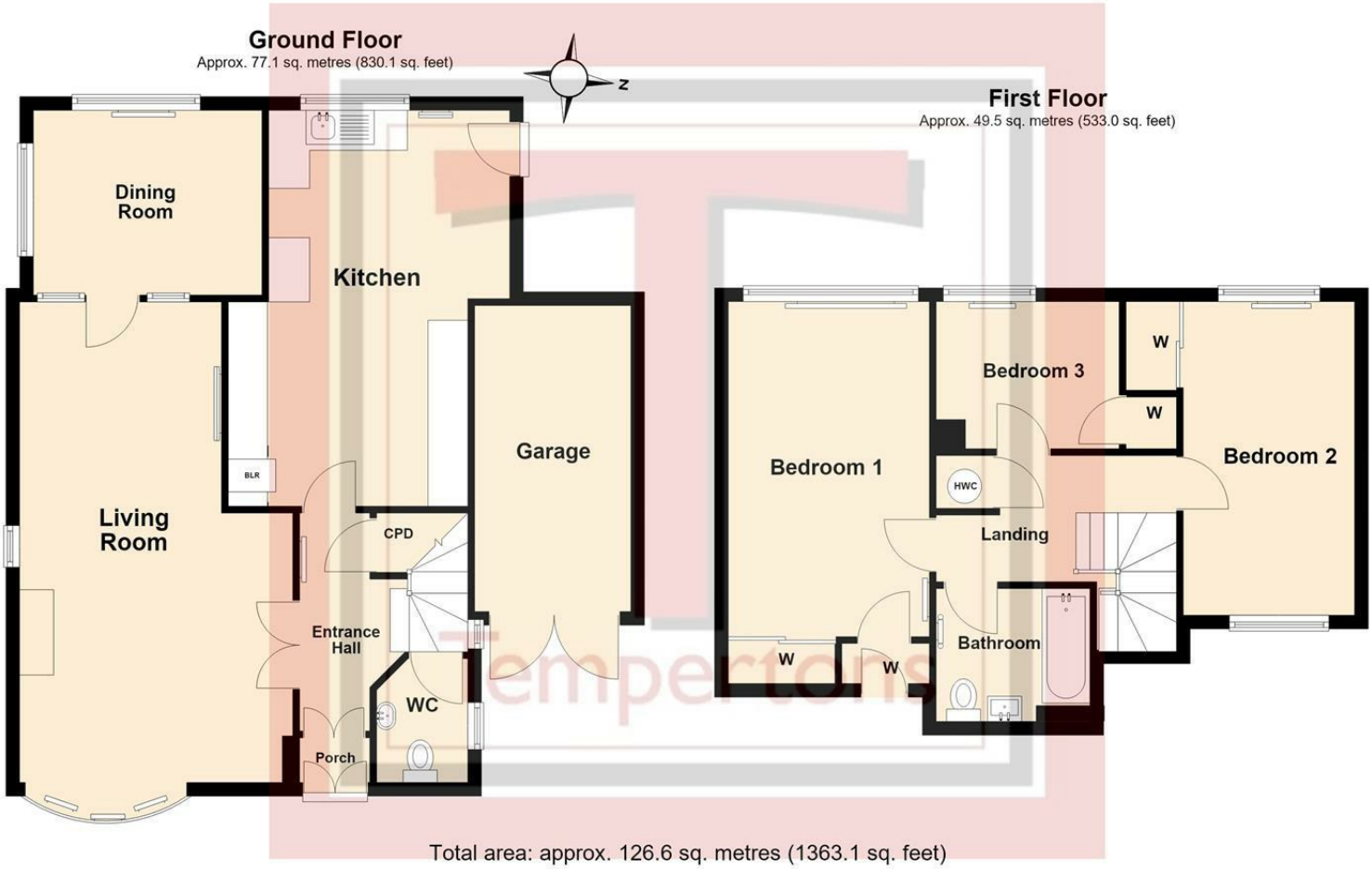










Total area: approx. 126.6 sq. metres (1363.1 sq. feet)

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

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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.