



5 Shrewsbury Road, Edgmond, TF10 8HT

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**Freehold – Offers in the Region of
£650,000**



Features

- **Detached Family Home**
- **Four Bedrooms**
- **Lovely Centre of Village Location**
- **Entrance Hall, Ground Floor W.C., Office**
- **Lounge, Sitting Room, Dining Room**

- **Kitchen Breakfast Room, Utility Room**
- **Two En-Suites and Family Bathroom**
- **Detached Double Garage**
- **Good Sized Parking and Lawned Gardens**
- **EPC Rating - C, Council Tax Band - G**



BRIEF DESCRIPTION

A rare opportunity to purchase a substantial family home located in the heart of Edgmond, offering high-quality accommodation throughout. This beautifully designed property boasts an elegant and spacious interior, making it a perfect family residence. Upon entering, you are welcomed by a generous Entrance Hall, providing access to a Ground Floor WC, a large Office, a stunning Lounge, a rear Sitting Room, and a separate Dining Room. The Breakfast Kitchen features ample cupboard space and seamlessly connects to the Rear Lobby, Utility Room, and an additional Ground Floor WC.

The first floor showcases an impressive and spacious feature landing. The large Main Bedroom benefits from an En-Suite, while a generously sized Guest Bedroom with built in wardrobes also includes its own En-Suite. Two further Double Bedrooms also with built in wardrobes and a well-appointed Family Bathroom complete the upper level.

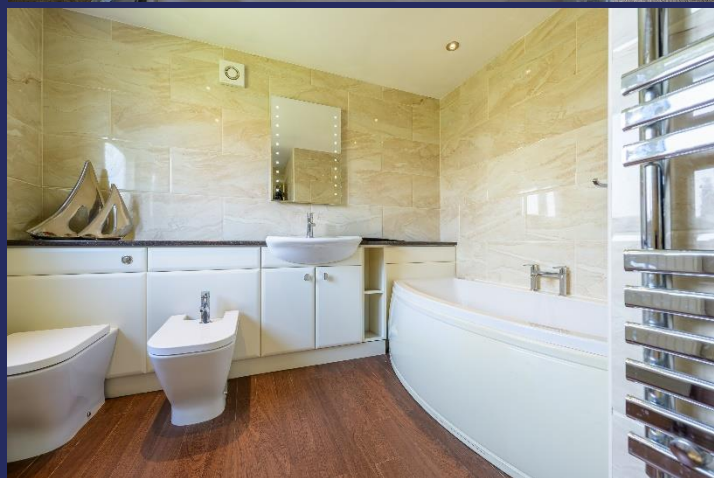


Externally, the property features a tarmac driveway leading to the rear, where there is a turning area and access to a Detached Double Garage with electric car charger.

This exceptional home offers a blend of comfort, functionality and style in a sought-after location.

LOCATION

The village of Edmond lies approximately 1 mile north west to the town of Newport. Harper Adams University is situated in the village along with a pub, The Lamb Inn. There is a church, a school and a post office. The larger town of Newport has a selection of supermarkets including Waitrose, a selection of high street shops, restaurants and amenities. Newport has many highly regarded schools including Newport Girls High School, Haberdasher's Adams Grammar School and Burton Borough. Further schooling may be found in Shrewsbury and Telford.



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TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From our office head north on High Street and go straight across at the mini roundabout. Continue onto Lower Bar then continue onto Chetwynd End, slight left onto Chetwynd Road/B5062 and at the roundabout, take the 1st exit onto Edgmond Road/B5062. Continue to follow B5062 for approximately 1.3 miles, turn left onto Shrewsbury Road where the property will be located on be on the left.

SERVICES: We are advised that all mains services are available. Barbers 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

EPC RATING – C-70 The full energy performance certificate (EPC) is available for this property upon request.

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.

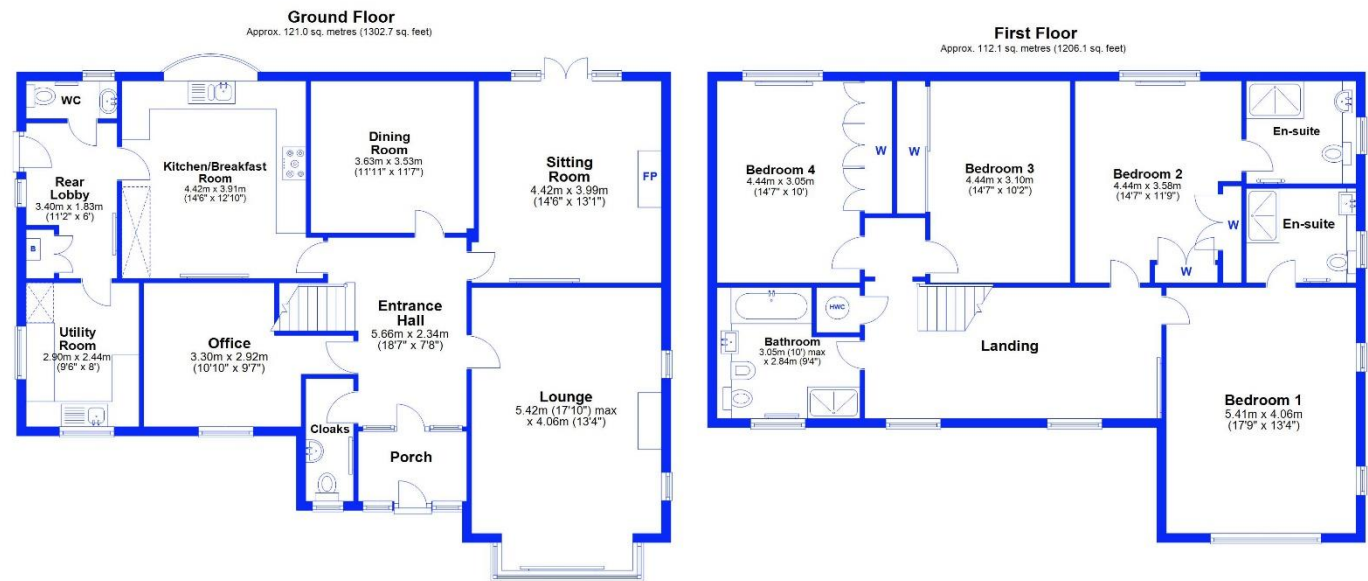
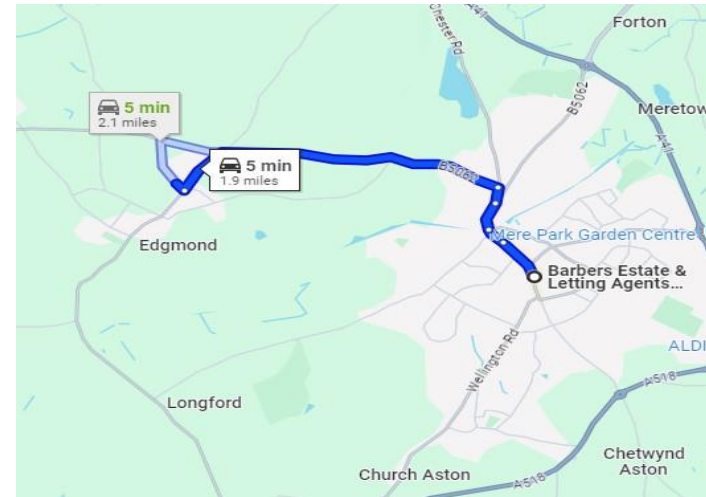
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable

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

METHOD OF SALE: For Sale by Private Treaty.

NE37133





Total area: approx. 233.1 sq. metres (2508.8 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers 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, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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