



6 Shrewsbury Road, Edgmond, TF10 8HT

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**Freehold – Offers in the Region of
£670,000**



Features

- A Renovated and Extended Detached Cottage
- Four Bedrooms, Main Bedroom with En-Suite
- Located in a Beautiful Shropshire Village
- Entrance Hall, Utility Room
- Open Plan Bespoke Kitchen Living Dining Room, Utility Room
- Lounge, Office/Ground Floor Bedroom

Ground Floor Shower Room and Upstairs Bathroom

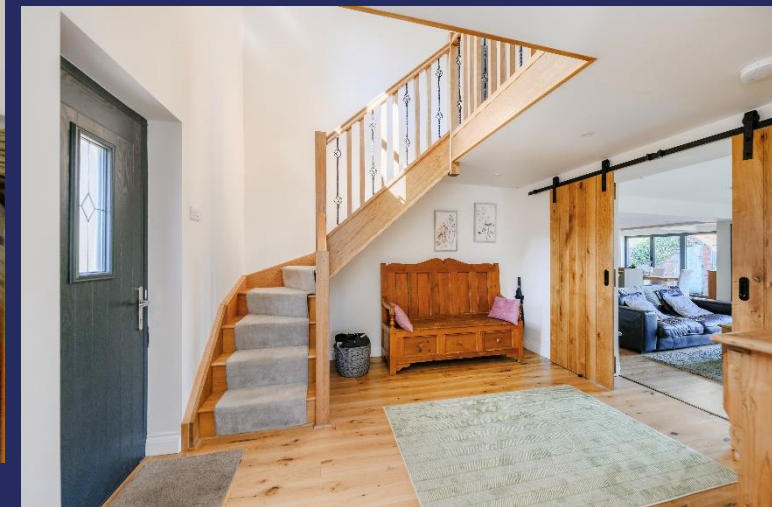
Gravelled Driveway with Ample Parking, Brick Built Storage Outbuilding, Two Timber Sheds

Beautiful Rear Gardens with Patio, Decking and Pergola

Set in a Generous Plot and Set Back from the Road

EPC Rating – C

Council Tax Band D



BRIEF DESCRIPTION

This beautifully extended and meticulously renovated Detached Cottage offers a delightful blend of character and contemporary living, situated in the heart of this popular Shropshire village.

The property features an inviting Oak Framed Porch which leads to a spacious and welcoming Entrance Hall with a striking Oak Staircase. The hallway opens into a stunning Open Plan Kitchen Living and Dining Area, complete with a bespoke Kitchen and lovely views over the garden. A separate Sitting Room provides a cosy retreat, while a versatile Ground Floor Bedroom - ideal as an Office or Playroom - is also accessed from the main hall. A large Utility Room and a convenient Ground Floor Shower Room with WC complete the ground floor. Upstairs, a Gallery Landing leads to the impressive Main Bedroom with an En Suite, there are Three further well-proportioned Bedrooms, and a stylish Family Bathroom. Externally, the property enjoys a Generous Plot set back from the road with Ample Parking. The rear garden is a wonderful outdoor space, featuring a spacious Patio Area, Brick Built Storage, Two Timber Sheds, and a neatly Lawned Garden - perfect for family life or entertaining.



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.

Newport is well placed for commuting with links to the M54 and M6. Direct travel to London may be found at Stafford Station approximately 14 miles, with trains to Euston taking approximately 1 hour and 17 minutes.



Barbers

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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 Newport follow the B5062 sign posted towards Shrewsbury, enter the village of Edgmond, turn left into Shrewsbury Road by the Lamb pub, continue along the road for several hundred yards where the property will be seen on the left hand side.

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.

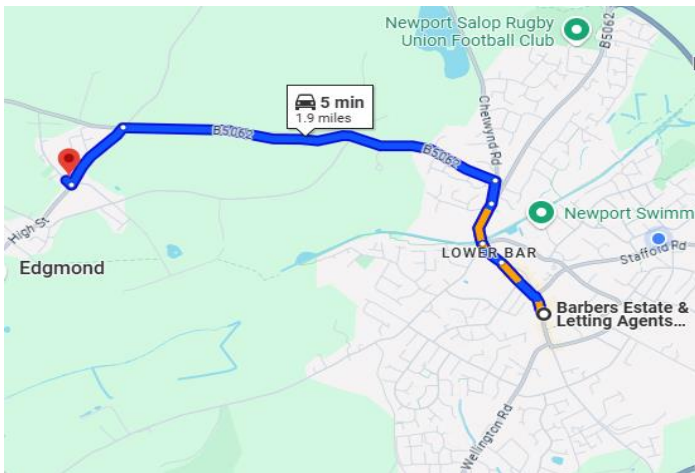
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you 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.

NE373101





Total area: approx. 178.1 sq. metres (1916.6 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, fixture 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 Planitip.

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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.



NEWPORT
30 High Street, Newport, TF10 7AQ | Tel: 01952 820 239
Email: newport@barbers-online.co.uk
www.barbers-online.co.uk

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