



Helping *you* move



71 Robin Lane, Edgmond, TF10 8JN

A charming, Semi-Detached Property in one of Edgmond's most exclusive locations, offering plentiful downstairs living space as well as Three Bedrooms plus an Attic Room upstairs. The garden to the rear boasts open Countryside Views and you will also find Parking for Several Cars.

Offers in the Region of
£340,000

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Overview

- A Mature, Semi-Detached Property
- Lovely Village Location
- Three Bedrooms
- Kitchen Dining Room, Utility Area
- Lounge, Conservatory
- Ground Floor W.C.
- Family Bathroom
- Garage and Parking for Several Cars
- Attic Loft Room
- Well Established Rear Gardens with Lovely Views
- EPC Rating – D
- Council Tax Band C



BRIEF DESCRIPTION

Located in the ever popular village of Edgmond, this charming Semi-Detached Property offers a lovely position with far-reaching countryside views to the rear. Upon entering through the arched Canopy Porch, you are greeted by a spacious Hallway with a door off to the cosy Living Room, with a large bay window and feature fireplace. A Kitchen Diner runs across the rear, with integrated appliances, plenty of storage and pretty garden views. A separate Utility Area and Ground Floor WC are a practical addition, through which you can also access the garage from the rear. A Conservatory completes the downstairs, with sliding doors leading to the garden.

LOCATION

The village of Edgmond lies approximately 1 mile north west to the town of Newport. Harper Adams University is situated in the village along with pubs, The Lamb Inn and The Lion. 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.



Your **Local** Property Experts
01952 820 239

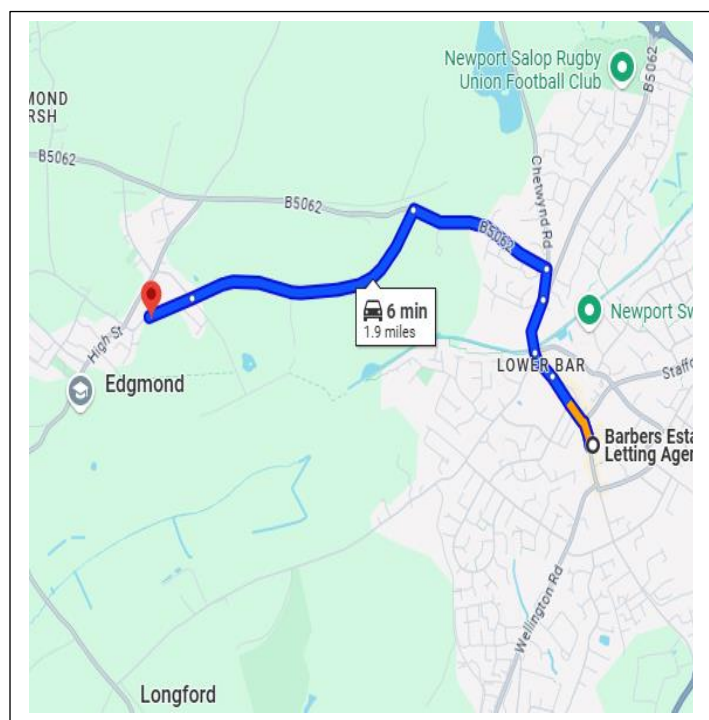
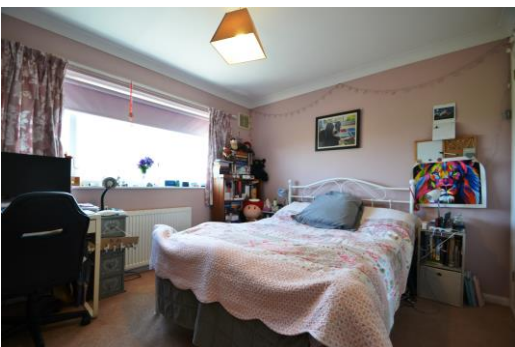


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

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/>

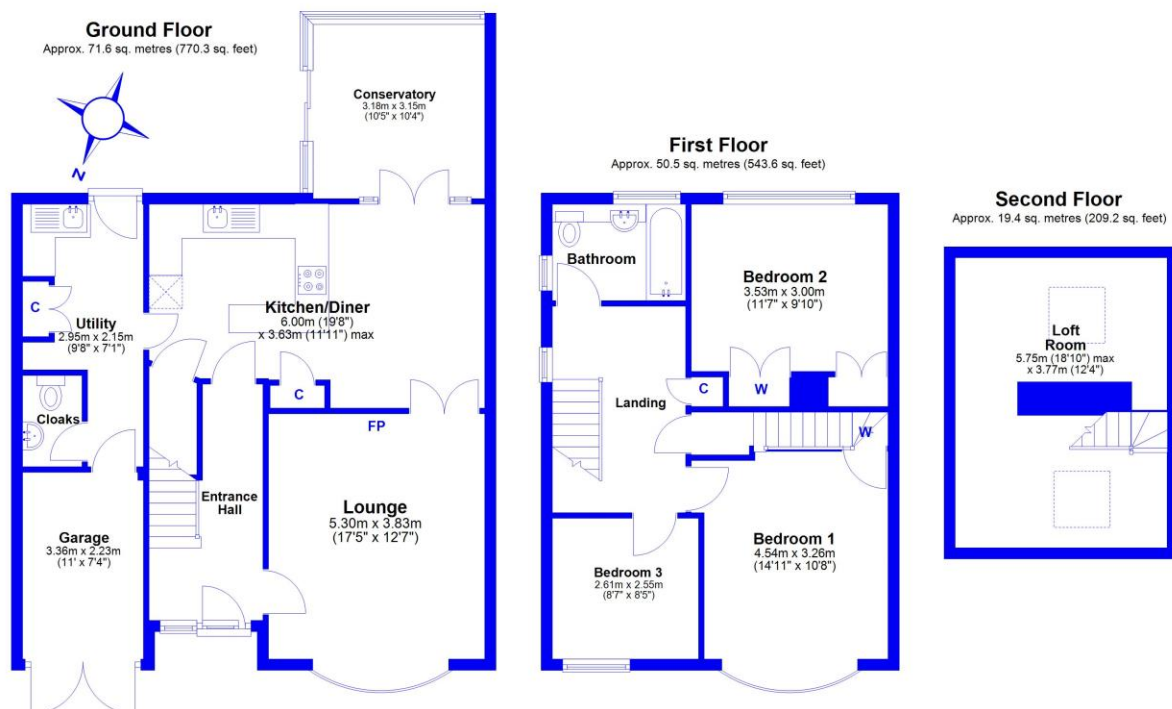
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: Proceed from Newport High Street past St Nicholas's Church into Lower Bar, Straight over the mini island and continue for about ½ mile. Turn left into the B5062 signposted Edmond, continue for about ½ mile taking the first turning on the left into Newport Road. Proceed along Newport Road for some distance into the village and turn left into Robin Lane and the property is situated on the left hand side.

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.



Total area: approx. 141.5 sq. metres (1523.1 sq. feet)
71 Robin Lane, Edgmond, Newport



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 820 239

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Email: newport@barbers-online.co.uk



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 purposes 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.