



Helping *you* move



47 Newport Road, Edgmond, TF10 8HQ

A superbly presented property in the popular village of Edgmond. Cared for and updated by the current owners, there is lots of downstairs space with Kitchen Diner, Lounge, and an Orangery to the rear. There is also a handy Utility and Downstairs WC. Upstairs, there are Four Bedrooms with an En-Suite to the Main Bedroom and a Family Bathroom for the remainder.

Offers in the Region of
£385,000

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Overview

- Beautifully Presented Semi-Detached Home
- Four Bedrooms
- Main Bedroom with En-Suite
- Lovely Village Location
- Stunning Countryside Views to the Rear
- Modern Kitchen/Dining Room
- Utility Room
- Lounge, Orangery
- Ground Floor W.C. and Family Bathroom
- Easily Maintainable Rear Garden
- Driveway Parking
- EPC Rating C, Council Tax Band C



BRIEF DESCRIPTION

An immaculately presented Four Bedroom Semi-Detached Home in the sought after village of Edgmond. Updated to a high standard by the current owners, the property boasts plentiful downstairs living which includes a Lounge with feature bay window, and a spacious Kitchen Diner with high quality fittings and quartz worktops. There is also an Orangery to the rear with double doors out to the garden to allow you to make the most of the lovely views. There is also a handy Utility and Downstairs WC, as well as a Garage Store to the front. Upstairs there is a generous Main Bedroom which again features a bay window and has a modern En Suite with walk in shower. There is a further Double Bedroom with fitted wardrobes, and Two further Bedrooms that could also be suitable for a home office.

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 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.



Your **Local** Property Experts
01952 820 239

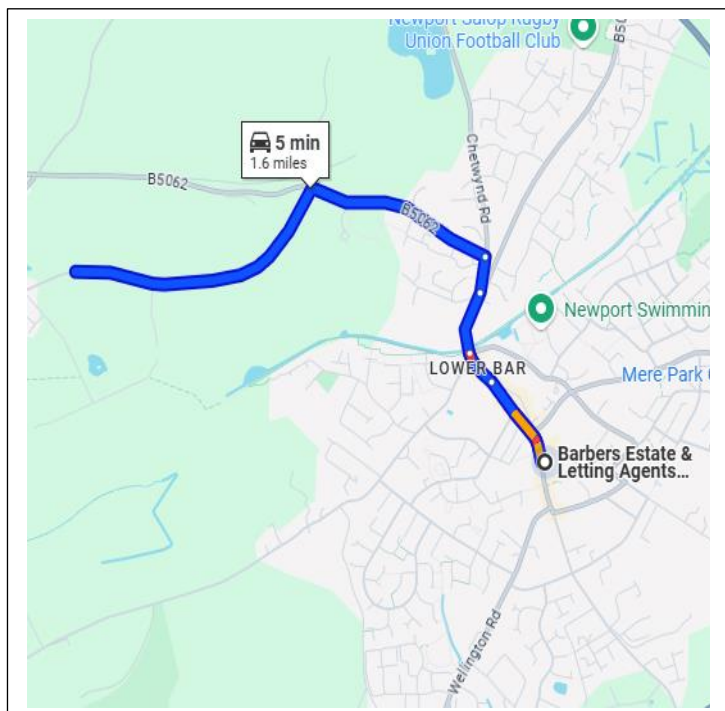


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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/>

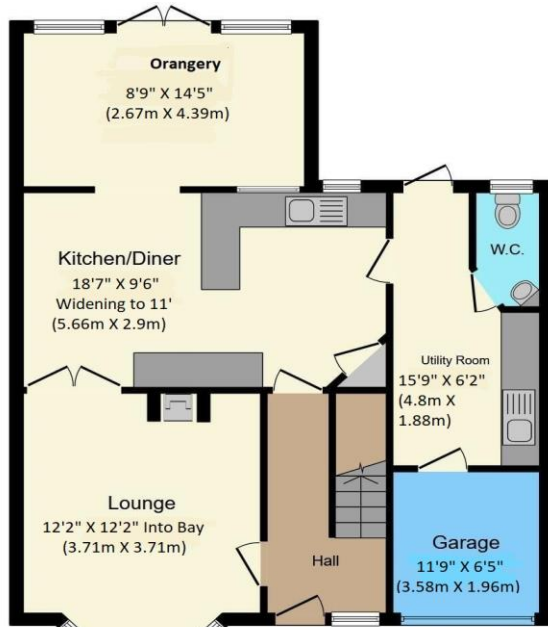
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office proceed through Newport High Street down past the Church into Lower Bar, continue straight over the mini island. Take the left turning into B5062 signposted Edmond. Turn first left into Newport Road and continue for 0.6 miles and the property will be located on the right 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 floor area 130.2 sq.m. (1,402 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



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

30 High Street, Newport, TF10 7AQ

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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.