



Helping *you* move



45 Newport Road, Edgmond, TF10 8HQ

A very well appointed property in the ever popular village of Edgmond. Carefully updated by the current owners, the property boasts generous living space with Separate Living and Dining Rooms, as well as a Garden Room to the rear. There is also a modern Breakfast Kitchen and a handy Shower Room. Upstairs, there are Three Bedrooms and a Family Bathroom. There is also a further attic room, suitable for a variety of uses.

Offers in the Region of
£379,995

45 Newport Road, Edgmond, TF10 8HQ

Overview

- A Beautifully Presented Semi-Detached Property
- Popular Village Location
- Three Bedrooms
- Lovely Kitchen Breakfast Room
- Sitting Room, Dining Room
- Conservatory
- Ground Floor Shower Room
- Upstairs Family Bathroom
- Attic Room with Plenty of Storage
- Garage with Mezzanine
- Generous Parking to the Front
- Countryside Views from the Rear Garden
- Council Tax Band C, EPC Rating D



BRIEF DESCRIPTION

A superbly presented Three Bedroom property in a sought after location within the village of Edgmond. Lovingly updated by the current owners, the property benefits from extended downstairs living accommodation including a cosy Living Room, and a separate Dining Room with double doors through to the Garden Room at the rear. There is also a useful Utility cupboard and a downstairs Shower Room. You will also find a smart Breakfast Kitchen, with Velux skylights and plenty of storage space. Upstairs, there are Three Bedrooms, with views from the rear over the fields behind. There is also a Family Bathroom with both a bath and separate shower. Stairs rise to an attic room above, which provides extra usable space.

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. 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.



Your **Local** Property Experts
01952 820 239

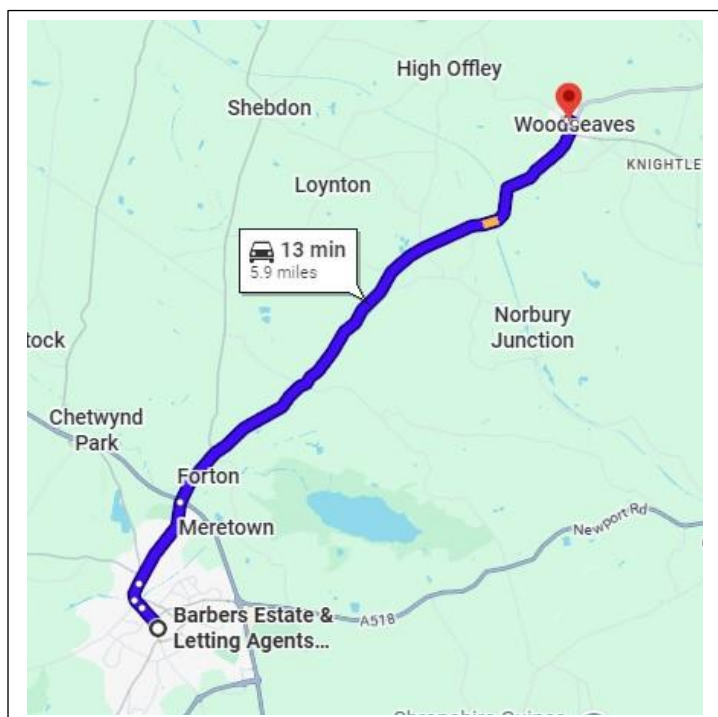


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

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/>

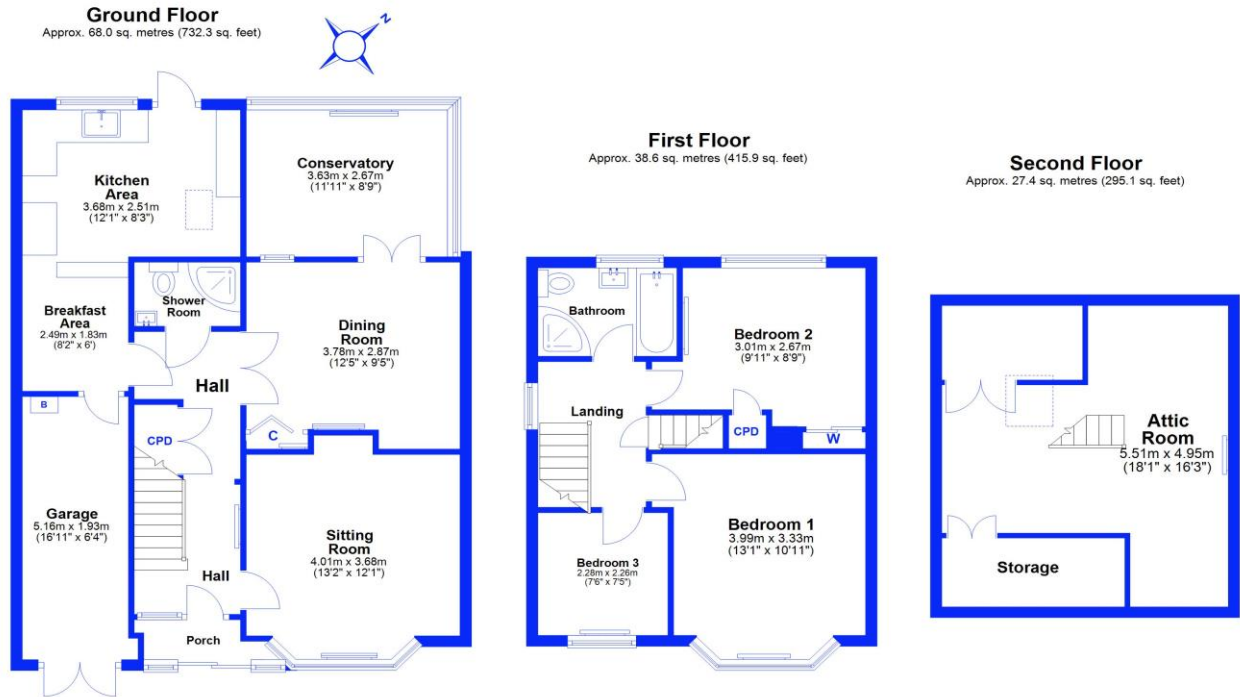
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



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 area: approx. 134.1 sq. metres (1443.3 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 PlanUp.

45 Newport Road, Edgmond, 2026, 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

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk

Barbers

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.