



Helping *you* move



2 High Street, Edgmond, TF10 8JW

An exceptional, character Three Bedroom, Detached Cottage located in the popular village of Edgmond. The property is set nicely back from the road with charming first floor balcony, ample parking and an attractive front garden together with enclosed courtyard gardens offering private outdoor space.

Offers in the Region of
£395,000

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Overview

- A Characterful, Three Bedroom Detached Cottage
- Set Nicely Back from the Road
- Popular Village Location
- Well Designed Kitchen
- Utility Room
- Welcoming Sitting Room
- Generous Dining Room
- Charming First Floor Balcony
- Ground Floor Shower Room
- Upstairs Bathroom
- Ample Parking to the Front of the Property
- Main Garden and Enclosed Courtyard Gardens Offering Private Outdoor Space
- Council Tax Band B
- EPC Rating D



BRIEF DESCRIPTION

A Three Bedroom, Detached Cottage, full of character and situated in the heart of Edgmond, offering highly desirable and well-proportioned accommodation throughout. The property is entered via a spacious Entrance Hall, from which access is gained to a thoughtfully designed Kitchen and a welcoming Sitting Room. A Rear Hall leads through to a particularly generous Dining Room, along with a Ground Floor Shower Room and WC. From the Lounge, there is also access to a useful Utility Room and a rear door leading to the Garage. To the first floor, the accommodation comprises Three good-sized Bedrooms, a Family Bathroom, and access to a charming First Floor Balcony.

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.

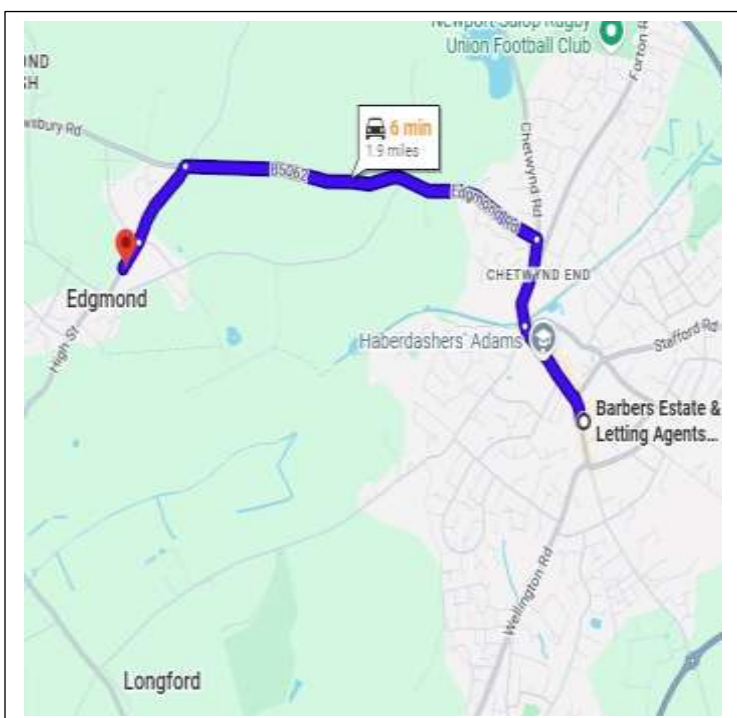
Newport has many highly regarded schools including Newport Girls High School, Haberdasher's Adams Grammar School and Burton Borough. Further schooling may be found in Shrewsbury and Telford.



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 Newport High Street continue towards Chetwynd End and turn left signposted B5062 Edgmond, Shrewsbury. Take the next left hand turn onto Newport Road. Follow the road round to the Red Lion junction and turn left. 2 High Street is immediately on the right hand side set back from the road.

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. 111.1 sq. metres (1195.5 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 PlanIt.

2 High Street, 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

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



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