



3 The Common, Edgmond, TF10 8ES

Helping *you* move



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**Freehold – Offers in the Region of
£849,995**



Features

- A Superb New Build Home
- Approximately 0.48 of an Acre
- Stunning Open Plan Ground Floor Accommodation
- Separate Lounge, Separate Office
- Feature Hallway, Utility

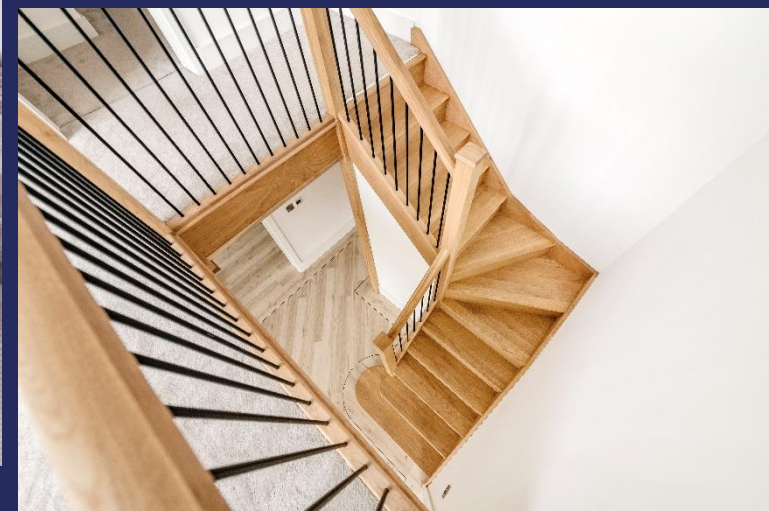
Fantastic Kitchen

Double Garage

Wonderful Rural Location

Council Tax Band - G

EPC Rating B



BRIEF DESCRIPTION

A very rare opportunity to purchase a New Build Rural Property of quality. The property provides beautiful family accommodation in a plot of approximately 0.48 of an Acre and has accommodation of: Feature Entrance Hall, Spacious lounge, Open Plan Kitchen Living Dining Room, Separate Office, Utility, 4 Double Bedrooms of excellent proportions, 2 En Suites and a Family Bathroom, Adjoining Double Garage, Surrounding Gardens and Oil Central Heating.



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.



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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 our office, head north on High Street, go straight across at the mini roundabout and continue onto Lower Bar then onto Chetwynd End, slight left onto Chetwynd Rd/B5062. At the roundabout, take the 1st exit onto Edgmond Road/B5062, continue to follow B5062 for 1.6 miles then turn right onto Marsh Road, then left and the property will be located on the left hand side as identified by our For Sale Board.

SERVICES: We are advised that mains electricity is available along with septic tank drainage and the water is through a private water system. 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.

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

EPC RATING: The full energy performance certificate (EPC) is available for this property upon request.

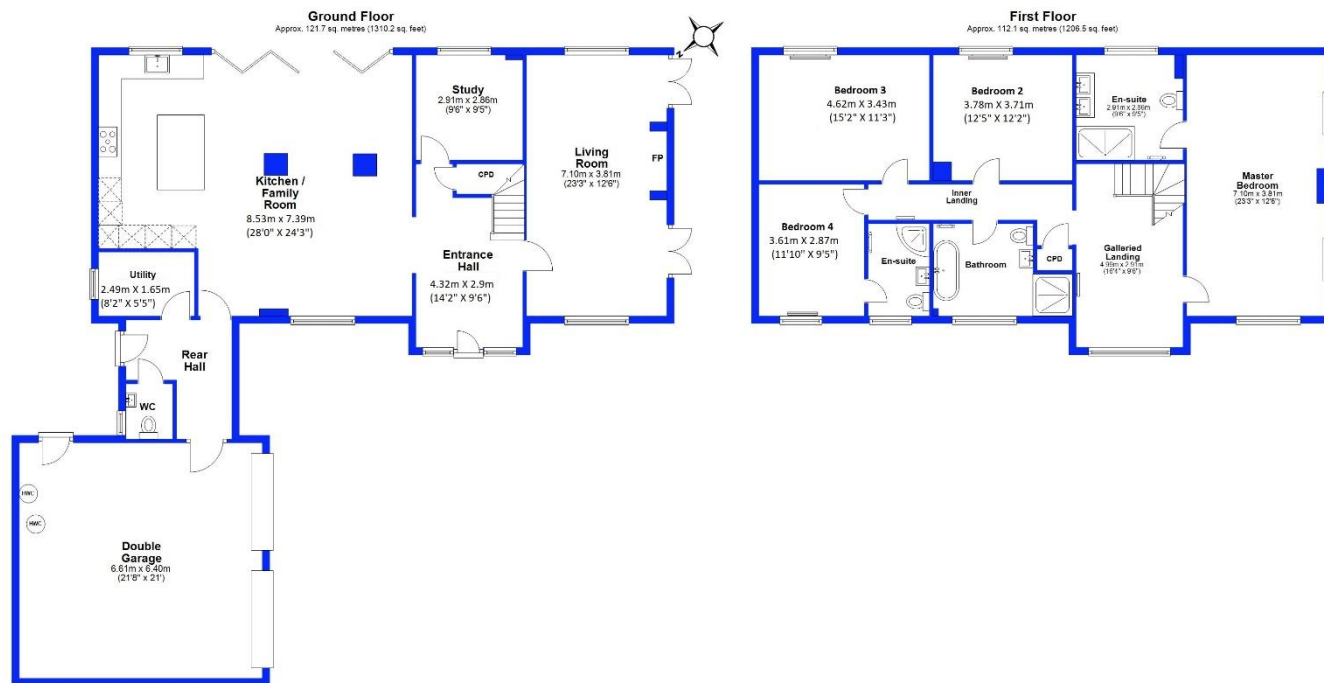
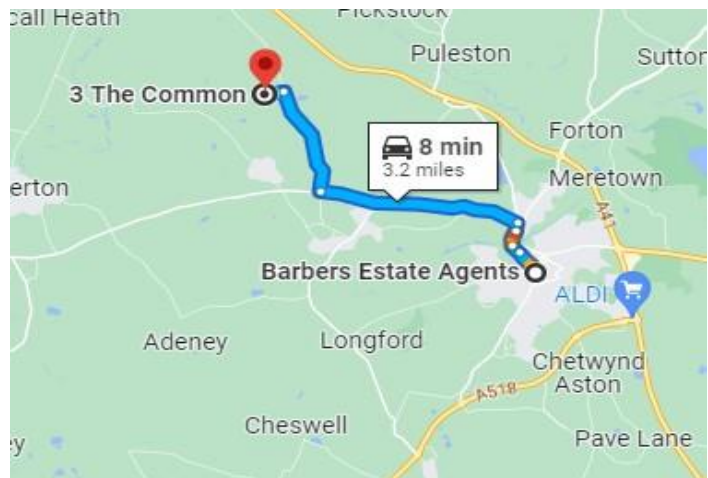
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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.





Total area: approx. 233.8 sq. metres (2516.7 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 accurate representation of the subject property. Plan produced using PlanUP.

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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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