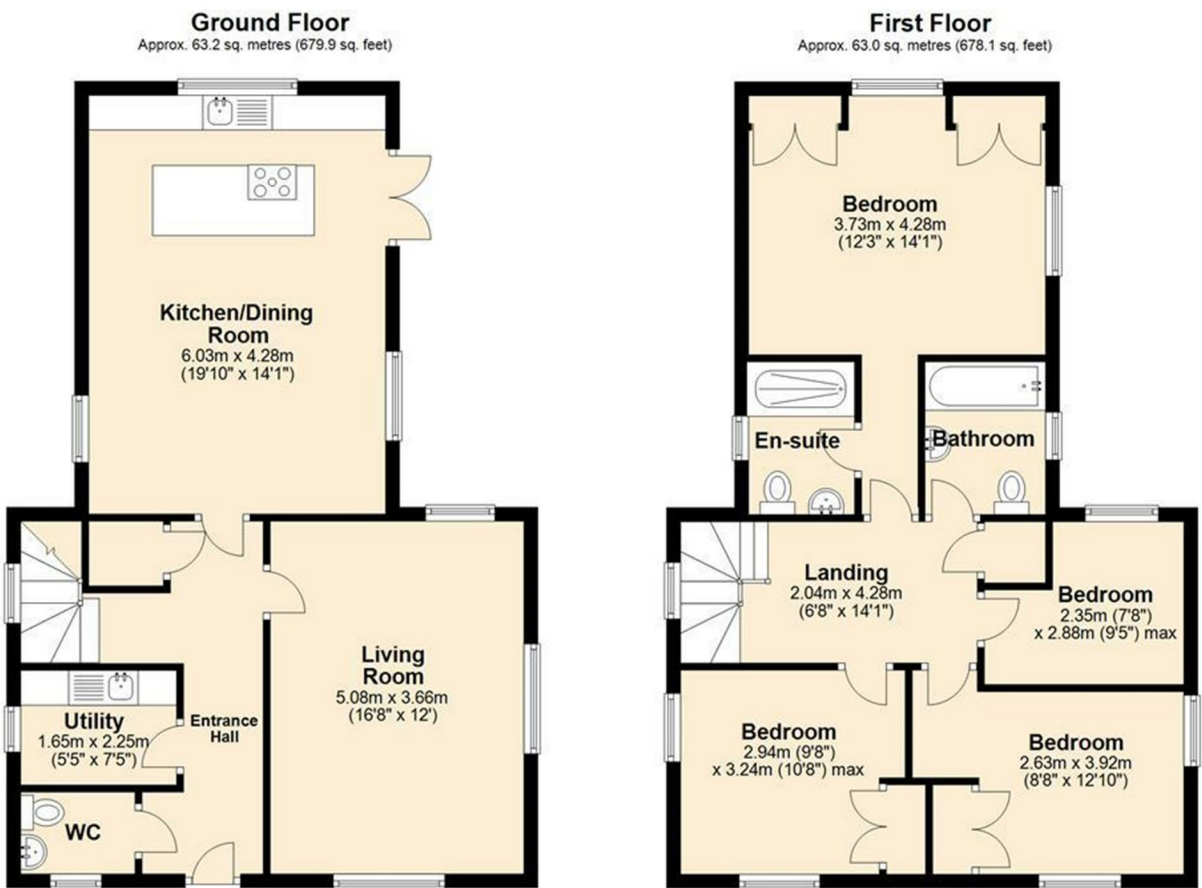


FOR SALE

The Garden House 1a Newport Road, Edgmond, Newport, TF10 8HH



Total area: approx. 126.2 sq. metres (1358.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



FOR SALE

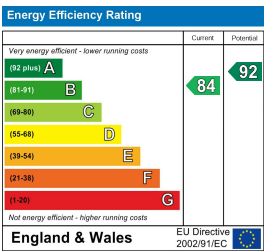
Offers in the region of £550,000

The Garden House 1a Newport Road, Edgmond, Newport, TF10 8HH

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A recently built four-bedroom detached property that is presented to a high standard throughout and is situated in the highly sought-after village of Edgmond.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



OnTheMarket.com



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01952 971800



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Idyllic Location
- En-suite to Main Bedroom
- Driveway for Four Vehicles
- Close to Amenities
- Immaculately Presented
- Utility Room and W.C.

DIRECTIONS
From our office on Market Street, continue to the traffic lights and take a right turn onto Bridge Road, proceeding until you reach the roundabout where you take the third exit onto Vineyard Road. Continue to the end of Vineyard Road and take a left turn at the T junction onto King Street and proceed to the roundabout where you take the second exit onto Apley Avenue. Proceed to the roundabout and take the first exit onto Whitchurch Drive, continuing along until you reach Shawbirch roundabout where you take the third exit onto the A442 (Queensway). Take the first exit at the next roundabout and proceed until you reach the next roundabout where you take the second exit, continuing on A442. At the next roundabout, take the first exit onto Hortonwood 30 and then the second exit at the next roundabout. At the next roundabout, take the third exit onto Hortonwood 37, before taking the first exit at the next roundabout onto A518. Continue to follow the A518 until you arrive in Lilleshall where you take the first exit at The Red House roundabout. Follow the road into Edmond until you see The Lion at Edmond, where you take a right turn onto Newport Road, and the property is the first on the left-hand side.

DESCRIPTION
The Garden House is a recently built four-bedroom detached property situated centrally in the village of Edmond.

The kitchen/dining/family room is the hub of the house, with generous proportions, lots of light, and is the perfect place for entertaining. There is also a good-size lounge, utility room, and W.C. beside the entrance for convenience.

Upstairs, there are three double bedrooms and one single bedroom, along with an en-suite shower room and a family bathroom suite.

Externally, there is a driveway providing parking for at least four vehicles, with a private rear garden to the opposite side of the property.

LOCATION
The village of Edmond is located about a mile northwest of the town of Newport. In Edmond, you'll find Harper Adams University, a church, a school, and a Post Office, as well as a 2 pubs called The Lamb Inn and The Lion,

Newport, the larger neighboring town, offers a variety of supermarkets, including Waitrose, along with high street shops, restaurants, and other amenities.

Newport is home to several well-regarded schools, such as Newport Girls' High School, Haberdasher's Adams Grammar School, and Burton Borough. Additional educational options are available in Shrewsbury and Telford.

For commuters, Newport is conveniently situated near the M54 and M6 motorways. Stafford Station, approximately 14 miles away, provides direct train services to London Euston, with a journey time of around 1 hour and 17 minutes.

ROOMS

GROUND FLOOR

ENTRANCE HALL
With doors leading to the principal ground floor rooms, access to the driveway and understairs storage.

KITCHEN/DINING/FAMILY ROOM
The kitchen has a range of integrated appliances, including double oven, microwave, dishwasher, fridge/freezer, drinks fridge and boiling tap. There is a wide range of in-frame base units, along with a central island providing further storage options,

all fitted with quartz worktops. The room is triple aspect creating a wonderfully bright space, and there are French doors that lead into the garden.

LOUNGE
With decorative electric fire, two aerial points, and triple aspects.

UTILITY ROOM
Comprising a range of in-frame base units with worktops above and a sink with drainer, including space for a washing machine and dryer.

CLOAKROOM
Comprising wash-hand basin and W.C.

FIRST FLOOR

BEDROOM 1
A double bedroom with built-in wardrobes and dual aspects.

EN-SUITE
Three-piece suite comprising a large shower unit, wash-hand basin, vanity unit and W.C.

BEDROOM 2
A further double bedroom with fitted wardrobes and dual aspect.

BEDROOM 3
A further double bedroom with fitted wardrobes and dual aspect.

BEDROOM 4
A single bedroom.

BATHROOM
A white three-piece suite comprising bath with overhead shower, wash-hand basin, vanity unit and W.C.

EXTERNAL

FRONT ELEVATION
A large driveway that is suitable for up to four vehicles.

REAR ELEVATION
A well-maintained garden with patio area, further block paved seating area, lawn area, raised beds, access to the side of the property/driveway, outside tap and external electric sockets.

LOCAL AUTHORITY
Telford and Wrekin Council – 01952 380 000

COUNCIL TAX
The property is currently showing as Council Tax Band E. Please confirm the council tax details via Telford and Wrekin Council on 03456789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS
Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: telford@halls.gb.com.

POSSESSION AND TENURE
Freehold with vacant possession on completion.