



**Estate Agents
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28 Bayley Hills, Edmond, Newport, TF10 8JG
Offers In The Region Of £775,000

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Edgmond is a rural village which sits in the north east of the Shropshire countryside, about two miles from Newport, with its highly regarded schools, leisure and shopping facilities. Telford is approximately 8 miles away, Stafford 13 miles and Shrewsbury 19 miles, are all larger towns with even more amenities, rail and motorway links. The village itself has many facilities and amenities; there are two pubs, The Lion and The Lamb, and St Peter's Church. Playing Fields are located in the centre of the village with cricket & football pitches set out. There is a playground for young children behind the Bowling Club and a fenced multi-purpose games area next to the Cricket Pavilion. The Post Office is housed in the Village Stores on the High Street and there is a well appointed Village Hall along an adjoining road.

Available with No Upward Chain

No. 28 Bayley Hills is a significantly extended and fully modernised four bedroomed detached house positioned on a generous size plot with a South facing rear garden and views overlooking adjoining countryside. Internally the reconfigured accommodation includes a superb open plan living/dining kitchen with feature double height window, separate lounge and a study. Fabulous family room having dual aspect having French and bi-folding doors to rear garden. Also cloaks/W.C. and utility room. The first floor accommodation is similarly impressive having principal bedroom with glazed gable window/Juliet balcony affording stunning countryside views. Dressing room and fully tiled ensuite shower room. Large double size guest bedroom with ensuite shower room, two further bedrooms and a family bathroom with full modern suite.

The accommodation is full double glazed and benefits from gas fired underfloor heating to the ground floor rooms and wall radiators to the bedrooms, en-suites and bathroom.

The property description in greater detail comprises:-

Wide recess porch with paved floor. Light fitting.

Entrance/Through Hall

with recess spotlights, ceramic tiled floor, cloaks cupboard with light fitting. Separate useful store cupboard.

Family Room

13'0" x 13'6" (3.98 x 4.13)

double glazed bi-folding and patio doors to rear garden and countryside outlook towards Longford.

Utility Room

8'0" x 9'7" (2.45 x 2.93)

range of fitted modern base and wall mounted cupboards comprising 1 1/2 bowl stainless steel sink unit with double cupboard below. Recess with plumbing connection for a washing machine and matching tall cupboard. Space for tumble dryer. Separate double cupboard with matching wood block effect work top to finish. Ceramic tiled floor. Recess spotlighting. uPVC framed/panelled and frosted glazed external side door. Connecting door to large store (formerly part of the original garage).

Lounge

19'8" x 11'9" (6.00 x 3.60)

uPVC framed double glazed window to the front. Double glazed bi-fold door to the rear garden.

Lovely Open Plan Living/Dining Kitchen

25'11" (max) x 23'4" (7.91 (max) x 7.12)

with feature double height window to the rear garden and ceramic tiled floor. Extensive range of modern high gloss finished base and wall mounted cupboards with the former having solid oak block effect work tops to finish. Integrated dishwasher and tall fridge

and freezer. Built in electric Bosch double oven and grill with integrated microwave above. Stunning island/breakfast bar with contrasting colour finished base units and solid oak worktop. Neff induction hob with filter extractor unit above. Wine chiller. Spot lights, double glazed windows to the front and external door to rear garden.

Dining area with lofted ceiling that opens to galleried part of the landing.

Cloaks/W.C.

modern low-level flush W.C. with concealed cistern. Inset wash hand basin with vanity cupboard below. Ceramic tiled floor. uPVC framed patterned double glazed window.

Study/Office

10'3" x 7'4" (3.14 x 2.25)

external door to rear garden, ceramic tiled floor. Built-in cupboard.

From the Entrance Hall, stairs with contemporary style glazed panelled staircase and landing.

Landing

spotlights to ceiling. uPVC framed double glazed window.

Principal Bedroom

15'6" x 13'6" (4.74 x 4.13)

stunning bedroom with gable window having lovely countryside view to Longford. Juliet balcony with patio door. Vertical radiators. Spotlights over bed head

Dressing Area

10'5" x 8'10" (3.20 x 2.71)

with radiator. uPVC framed patterned double glazed window. Recess spotlights. Hatch to loft.

Ensuite Shower Room

having fully tiled walls and floor. Modern style with walk in shower. Low level flush W.C. and wash hand basin with drawers beneath. Spot lighting. Heated towel radiator. uPVC framed patterned double glazed window.

Bedroom Two

7'9" x 15'8" (2.37 x 4.80)

built-in double wardrobe, dressing unit and open shelving to one wall. Radiator. Double glazed windows with countryside views towards Longford.

Bedroom Three

10'4" (max) x 12'3" (3.16 (max) x 3.74)

double size bedroom with double wardrobe, dresser, drawer unit and open shelving to one wall. uPVC framed double glazed windows with countryside views towards Longford.

Galleried Landing

with double glazed windows to the front. Spotlighting and built-in shelved cupboard. Hatch to loft with drop down ladder. Loft is partially boarded and benefits from lighting.

Guest Bedroom

12'11" x 12'5" (3.96 x 3.79)

large double size bedroom with double glazed window having rear aspect. Radiator.

Ensuite Shower

large walk-in shower cubicle with chrome shower over. Low level flush W.C. and pedestal wash hand basin. Chrome towel radiator and recess spotlighting. uPVC framed double glazed window.

Luxurious Family Bathroom

bath with chrome mixer tap/shower attachment. Tiled bath panel and surround. Low level flush W.C. Wash hand basin with drawer units below. Walk-in fully fitted tiled shower cubicle with chrome shower unit. Heated chrome towel radiator. Spot lighting uPVC framed frosted glazed window.

Outside

The open front garden is mostly set out to established lawn. Gravelled driveway providing ample off road parking. Large integrated store, formerly part of the garage. Side access to rear garden.

The private South facing rear garden set out to established lawns, shrubbed borders and beds. Lovely views over countryside to Longford.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band F.

EPC RATING: C (74)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those

not yet conversant with metric measurements. Measurements should not be used for ordering fittings, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

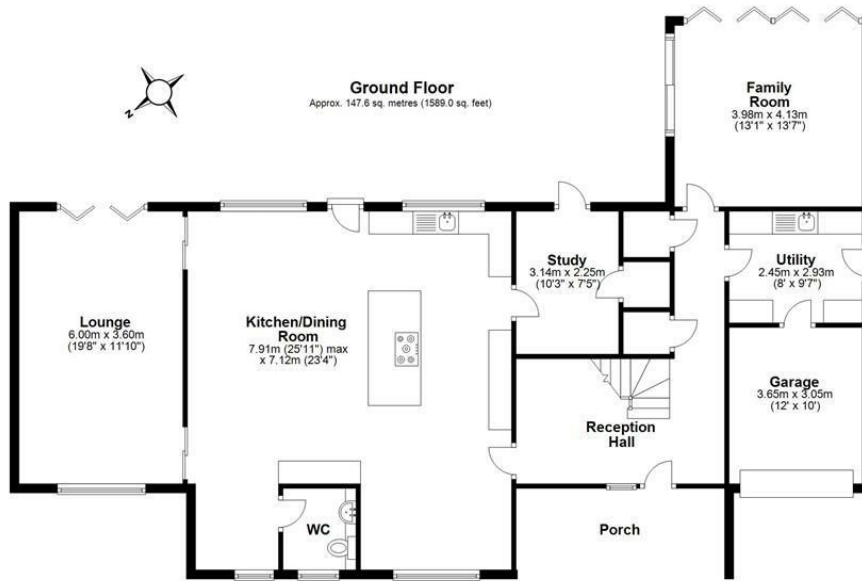
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 275.3 sq. metres (2963.6 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

