



**Estate Agents
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Surveyors & Valuers**

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**Oversley Cottage, Shrewsbury Road, Edgmond, , TF10 8HT
Offers In The Region Of £550,000**

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Internal Inspection Recommended

Edgmond sits in the north east of the Shropshire countryside, about 2 miles from Newport with its regarded schools, leisure and shopping facilities and approximately 8 miles from Telford and 15 miles from Shrewsbury, larger towns with even more facilities, rail and motorway links. The village itself has many facilities and amenities. There is a pub, The Lamb, St Peter's Primary School with its excellent OFSTED rating, which feeds into the Newport secondary schools and C of E church – St Peter's Church. The Telford & Wrekin maintained Playing Fields are in the centre of the village with cricket and 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. There is also a Post Office, housed in the Village Stores in the centre of the village.

The double glazed and centrally heated accommodation in more detail: -

Oak framed canopy tiled Porch with panelled front door into

Reception/Hallway

having useful understairs recess. Panelled radiator and wooden ceiling beams.

Full Depth Lounge

17'11" x 12'4" (5.48 x 3.77)

with front and rear double glazed aspects. Brick built feature fireplace and tiled hearth including Coalbrookdale/AGA Little Wenlock log burner. Radiators and wooden ceiling beams.

Double doors into

Conservatory

10'2" x 10'2" (3.10 x 3.10)

with cavity brick walls and timber framed windows having double glazed sealed units. Ceramic tiled floor. French style doors opening to the rear garden.

Breakfast Kitchen

18'8" x 10'11" (5.71 x 3.34)

having a range of wooden farmhouse style cabinets comprising base mounted cupboards and drawers with modern work surfaces and complimentary tiled splashbacks. Inset "Belfast" style sink unit and rear aspect double glazed window. Quarry tiled floor and brick recess incorporating a gas fired Rayburn Nouvelle cooking range and boiler. Radiator and wooden ceiling beams. Double width Rangemaster Classic 90 cooking range with gas hob and electric ovens.

Dining Room

13'9" x 7'6" (4.20 x 2.30)

a lovely sunny room with dual aspect uPVC double glazed windows overlooking the garden. Wooden Floor boards and radiator.

From the kitchen an internal stable opens to

Utility Room

7'3" x 7'2" (2.22 x 2.20)

Having vintage enameled sink and brick built wine rack below, modern full

height cupboard with work surface adjacent. Front aspect window. Quarry tiled floor and plumbing provision for washing machine and under-counter space for additional fridge/freezer.

Cloakroom

With wall mounted wash basin and tiled splash back, low level flush WC and quarry tiled flooring.

Glazed door from utility to internal lobby having front and rear entrances into.

Guest Bedroom

11'7" x 9'5" (3.54 x 2.88)

Having front aspect double glazed window, electric wall heater, deep recess for wardrobe and access hatch to loft space.

En-suite shower room

With separate fully-tiled shower cubicle and electric shower unit, pedestal wash hand basin and close coupled WC. White ladder electric radiator and wall tiling to half-height.

Stairs from the hallway rise to the first floor landing having double glazed front aspect window, built-in double width shelved airing cupboard with hot water cylinder.

Main bedroom

12'10" x 12'6" (3.92 x 3.82)

With rear aspect double glazed window and panelled radiator.

En-suite shower room

Having fully-tiled shower cubicle and mains shower unit, pedestal wash basin, close coupled WC, ladder radiator and uPVC double glazed window with patterned glazing.

Bedroom Three

10'1" x 8'7" (3.08 x 2.63)

With uPVC side aspect window and panelled radiator. Access to hatch loft space.

Bedroom Four

10'0" x 7'0" x 9'0" max (3.05 x 2.15 x 2.75 max)

Having built-in wardrobe with hanging rail and shelves, slot-in space for small double bed and overhead storage. Front aspect window and panelled radiator. Built-in desktop in corner behind door

Bedroom Five

9'2" x 4'11" (2.80 x 1.50)

Currently used as a home office. Radiator and front aspect double glazed window.

Family Bathroom

Comprising complete white suite having panelled bath and tiled-effect splash back surrounds. Pedestal wash hand basin, close coupled WC, radiator, uPVC double glazed window and patterned glazing.

Outside

The property is well set back from the village road and screened by a mature laurel hedge approached over a wide gravelled driveway offering ample space

for several vehicles. The front garden is laid chiefly to lawn and side borders. The fully enclosed rear garden enjoys a pleasant private aspect laid to a cottage garden style, having a range of specimen trees, wild flowers, mature shrubs, plants and shaped lawns. Two useful large wooden sheds, one with electric supply with lights and sockets, and covered brick built-in log store adjacent to back door. Outside tap.

Additional Information

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

EPC RATING: D

TENURE: We are advised by the Vendors, 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.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: None.

RIGHTS AND RESTRICTIONS: None

FLOODING ISSUES: We are advised that the property hasn't flooded within the last five years.

PLANNING PERMISSIONS/DEVELOPMENTS: It is understood that work has started on the former chapel adjacent to the property to develop two dwellings and convert the chapel.

COAL FIELDS/MINING: None

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

DIRECTIONS: Proceed through Newport High Street down past the Church into

Lower Bar and continue straight over the mini island. Take the left turning onto the B5062 signposted Edmond. Proceed up and over the hill, then turn next left into Chetwynd Road. Turn second right onto Shrewsbury Road where the property can be seen on the left hand side after a short distance.

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.

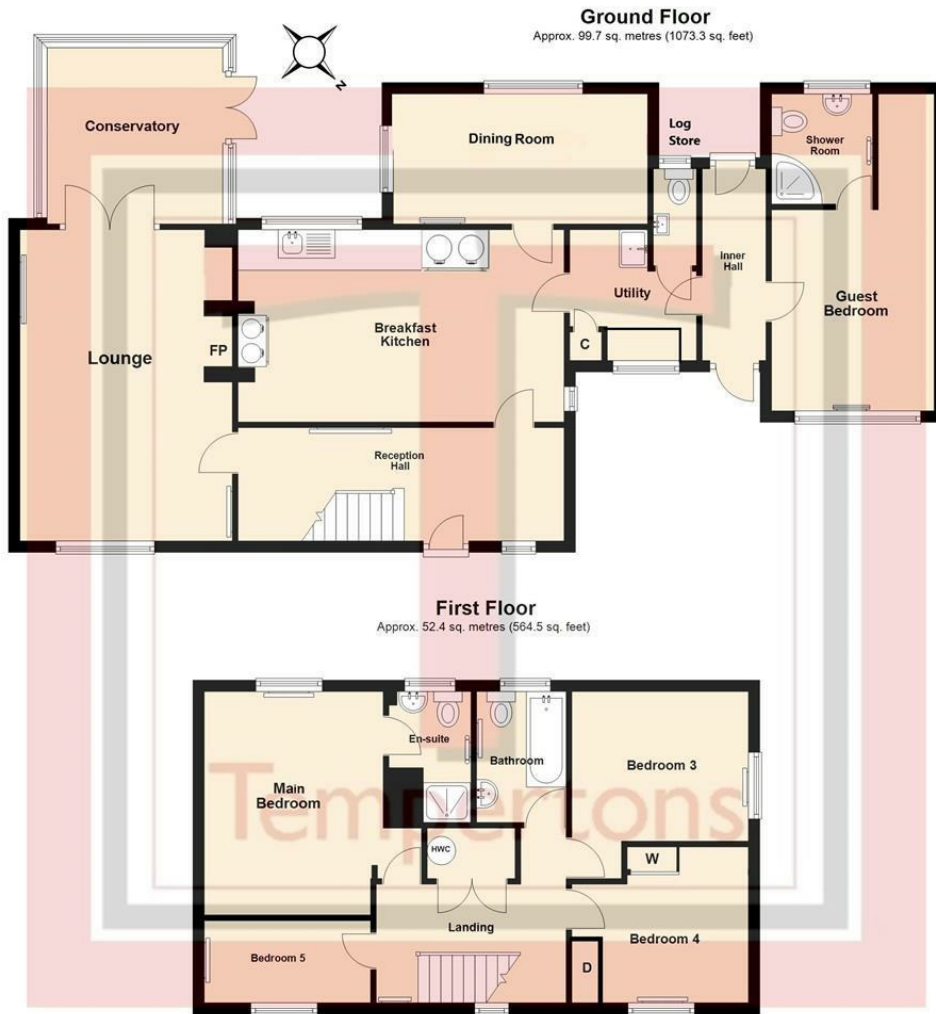
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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 | | 79 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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Oversley Cottage, Shrewsbury Road, Edgmond, Newport

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