



**Estate Agents  
Letting Agents  
Surveyors & Valuers**

23 - 25 High Street  
Newport  
Shropshire  
TF10 7AT  
01952 812519  
sales@tempertons.co.uk



**15 Bayley Hills, Edgmond, Newport, TF10 8JG**  
**Offers In The Region Of £595,000**

 5  3  2  D





# 15 Bayley Hills, Edgmond, Newport, TF10 8JG

## Offers In The Region Of £595,000



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, its leisure and shopping facilities; approximately eight miles from Telford and fifteen miles from Shrewsbury, larger towns with even more amenities, rail and motorway links.

The village itself has many facilities and amenities. There are two pubs (The Edgmond Lion and The Lamb), St Peter's Church and there are playing fields 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 in the centre of the village.

Edgmond also has many areas for walking and biking, including a walk through the area known locally as The Rock Hole, an old sandstone quarry from which the rock used to build the Church was probably taken.

### Internal viewing is highly recommended

Houses on Bayley Hills do not come to the market all that often and No.15 provides an excellent opportunity to secure a lovely four/five bedroomed family house close to the centre of the village and with easy access to all its amenities.

The well presented accommodation provides flexible living with the option of a ground floor family room/bedroom having an adjacent modern shower room. There are two further reception rooms, a conservatory and a breakfast kitchen on the ground floor. To the first floor there are three double size bedrooms (the main with modern En-suite shower room), a fifth bedroom/office and a family bathroom.

The property in more detail is as follows:-

uPVC framed double glazed porch entrance door to

### Enclosed Porch

having quarry tiled floor and light fitting.

### Entrance/Through Hall

with recess spotlights and radiator.

### Study/Office/Bedroom 4

17'0" x 7'1" (5.19 x 2.18)

uPVC framed double glazed windows to the front and side. Radiator.

### Shower Room/Cloaks W.C.

lovely modern tiled shower cubicle with electric shower, low level flush W.C., wash hand basin set on a vanity cupboard. Recess spotlights. Velux rooflight. Vertical towel radiator. Ceramic tiled floor.

### Living Room

19'2" x 11'10" (5.86 x 3.61)

A full depth well proportioned lounge with uPVC double glazed window to the front. Radiators. Detailed marble fireplace surround and hearth.

Multipaneled French doors to

### Conservatory

7'5" x 9'10" (2.27 x 3.02)

having brick base wall with uPVC framed double glazed units above. Translucent hipped roof. uPVC framed double glazed French doors to rear garden. Tiled floor. Power and lighting.

From the lounge and kitchen, access to

### Dining Room

13'3" x 8'10" (4.05 x 2.70)

having double glazed bi-fold doors to rear garden. Wooden flooring. Panelled radiator.

### Breakfast Kitchen

19'4" (max) x 9'1" (5.90 (max) x 2.79)

Breakfast area with uPVC framed double glazed side window and radiator. Ceramic tiled floor. Fitted cupboard housing boiler.

Kitchen having porcelain 1 1/2 bowl single drainer sink unit with double cupboard below. Dishwasher. Return work surface with corner and single cupboards below. Inset Bosch induction hob with drawer units below and filter extractor hood above. Electric double oven/grill with cupboard below and wall cabinet over. Various matching wall cabinets, some with glazed fronts and spotlighting. Space for upright fridge/freezer. uPVC framed double glazed window with outlook to rear garden. Recess spotlighting. uPVC framed double glazed external door to side path.

From entrance/through hall stairs to

### Landing

uPVC framed double glazed window. Access hatch to loft. Built-in airing cupboard with lagged hot water cylinder.

### Principal Bedroom

11'3" (max) x 11'3" (3.43 (max) x 3.44)

Good double size bedroom with built-in double wardrobe. Radiator. uPVC framed double glazed window.

### Lovely En-Suite Shower Room

with tiled shower cubicle and mains feed shower. Low level flush W.C. Inset wash hand basin with vanity cupboards below. Matching wall mounted cabinet. Vertical chrome tower radiator. Ceramic tiled floor. Recess spotlights.

### Bedroom Two

11'3" x 12'2" (3.43 x 3.72)

double size bedroom having uPVC framed double glazed window with rear aspect. Radiator.

### Bedroom Three

9'11" x 9'0" (3.04 x 2.76)

double size bedroom having uPVC framed double glazed window to the front. Radiator.

### Bedroom Five

6'8" x 6'11" (2.04 x 2.11)

uPVC framed double glazed window. Radiator.

### Family Bathroom

having fully tiled walls and a modern white suite comprising panelled bath with mains feed shower over. Low level flush W.C. and inset wash hand basin with vanity cupboard below. Recess spotlights. uPVC framed patterned double glazed window. Ceramic tiled floor. Vertical chrome towel radiator.

### Outside

The property is pleasantly positioned within the small cul-de-sac section of Bayley Hills and the house is set back behind an open and mainly lawned front garden. Driveway parking for three cars. The garage has been reduced in depth and provides good storage with up and over door to the front and courtesy door to hall. Also plumbing connection for a washing machine and space for dryer (with vent for non-condensing dryer) both having worktop to finish. Useful wall mounted cupboards, lighting and power.

From the front gated side access to enclosed rear garden which has been landscaped in the past and set out to slatted patio, shaped lawn and mature shrubbed borders. Garden shed. Awning over part of the patio. Outside light and cold 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 (62)

**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.

**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. Vendor is not aware of any mobile black spots within the property.

**ADDITIONAL CHARGES:** We understand that no additional charges are payable. (e.g. car chargers, solar panels)

**RIGHTS AND RESTRICTIONS:** We are not aware of any onerous rights or restrictions affecting the property.

**FLOODING ISSUES:** The property has not been subject to flooding in the past 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendor is not aware of any planning applications that may affect the property.

**COAL FIELDS/MINING:** The vendor is not aware of any mining related issues having affected the property. Telford and Wrekin is a well known mining area and prospective purchasers are advised to make their own enquiries regarding mines in the local area.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto: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.



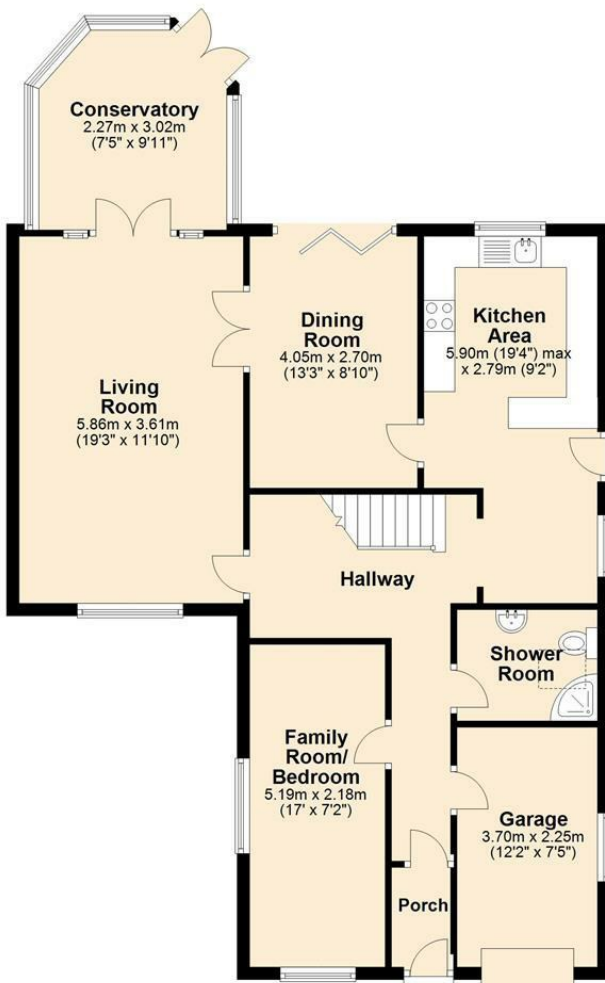




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

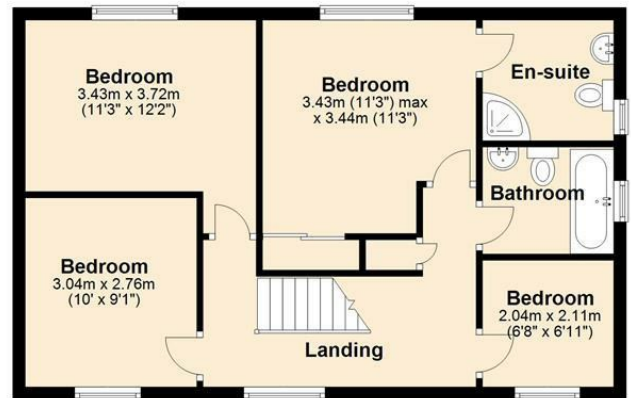
**Ground Floor**

Approx. 96.6 sq. metres (1040.1 sq. feet)



**First Floor**

Approx. 55.6 sq. metres (598.5 sq. feet)



Total area: approx. 152.2 sq. metres (1638.6 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.  
Plan produced using PlanUp.

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.

