



**Estate Agents
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**1 Chetwynd Road, Edgmond, TF10 8HJ
Offers In The Region Of £415,000**



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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 and leisure and shopping facilities, and 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 Lion and The Lamb, St Peter's Primary School, which feeds into the Newport secondary schools and Church of England church, St Peter's. 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 Store in the centre of the village.

The gas centrally heated and double glazed accommodation is set out in further detail below;

Partially glazed front door into...

Entrance Hall

Having an understairs cupboard and radiator.

Shower Room

Being fully-tiled comprising a shower having a mains fed shower unit. Wash hand basin with cupboard below and low-level flush WC. Front aspect uPVC double glazed window and a chrome towel radiator.

Lounge

19'8" x 11'3" (6.00 x 3.45)

A well proportioned room with lovely feature coal effect gas fire. Front aspect uPVC double glazed window and rear sliding patio doors. Radiator.

Dining Room

13'1" x 11'10" (4.00 x 3.62)

Having patio doors to the rear garden and radiator.

Fully-Fitted Breakfast Kitchen

17'4" x 11'5" (5.30 x 3.49)

Having base and wall mounted units comprising grey shaker style cupboards and drawers with contrasting work surfaces above and plinth lighting below. Integrated double oven, 5 ring electric hob with extractor hood above, dishwasher, fridge and freezer. 1 1/2 Sink with drainer. Front, side and rear uPVC double glazed windows. Side and rear courtesy doors. Door to...

Utility Room

7'10" x 7'2" (2.40 x 2.20)

Space and plumbing provisions for a washing machine and dryer. Sink with drainer and front aspect uPVC double glazed window.

Staircase from the Entrance Hall leads to the first floor Landing, hatch to loft with fitted ladder and cupboard housing the Worcester combination boiler.

Bedroom One

12'2" x 12'0" (3.73 x 3.66)

A good sized double bedroom with built-in double wardrobes having mirror sliding doors. Side aspect uPVC double glazed window and radiator.

Bedroom Two

12'2" x 11'4" (3.73 x 3.47)

Double bedroom with built-in double wardrobes. Side aspect uPVC double glazed window and radiator.

Outside

The property is approached off Chetwynd Road, gated to the front and offering good off-road parking on a tarmaced drive, leading to a carport with outside tap and external power. Neatly landscaped lawn to the front with border surround stocked with flowers. Gravelled areas and a garden shed. Gated side access leads to the low-maintenance enclosed side and rear garden, set out to gravelled and slabbed patio areas. Garden shed and gazebo.

Additional Information

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

EPC RATING: D

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.

ADDITIONAL CHARGES: The vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any,

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any affecting the property.

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 fitments, 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.

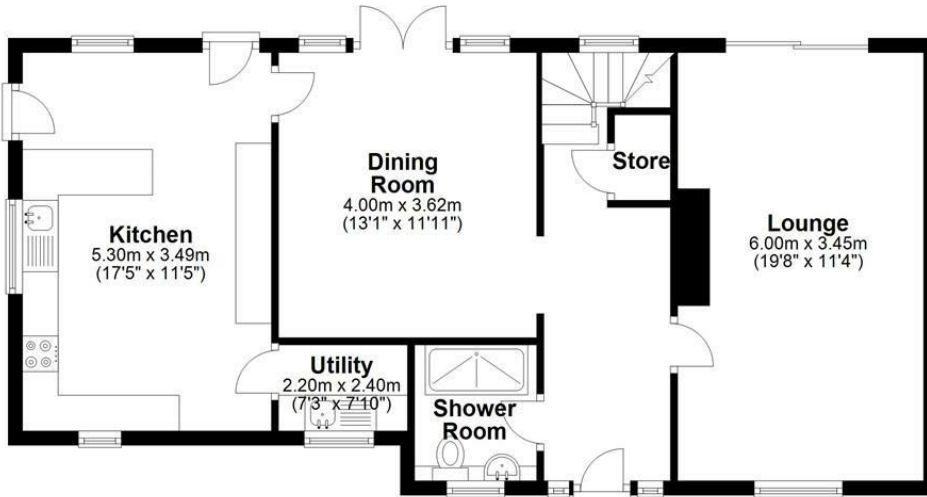




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

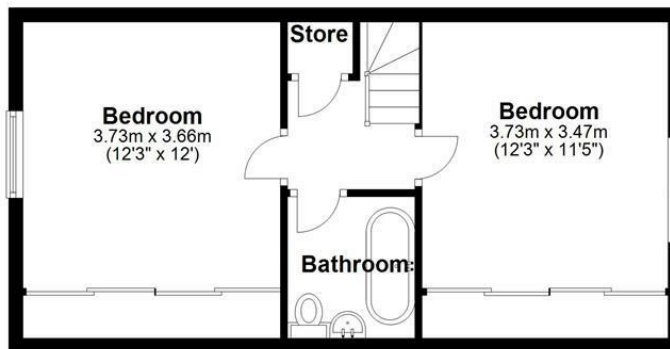
Ground Floor

Approx. 72.0 sq. metres (774.6 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 112.3 sq. metres (1208.7 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.

