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**9 Woodridge Close, Edgmond, Newport, TF10 8JF
Offers In The Region Of £450,000**



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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, both 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.

Double glazed uPVC door into...

Entrance Hall

Having useful understairs storage cupboard. Radiator and coved finish to ceiling.

Cloakroom

With low-level flush WC and wall mounted wash hand basin. Tiled sill.

Full-depth Lounge

18'0" x 11'3" (5.50 x 3.45)

Having front and rear aspect double glazed windows. Feature stone effect fireplace and wooden mantel shelf incorporating coal effect gas fire. Coved finish to ceiling. Two radiators and double glazed external door opening to the rear garden.

Dining Room

10'11" x 9'4" (3.35 x 2.85)

With radiator and double glazed rear window aspect enjoying uninterrupted countryside views.

Kitchen

10'11" x 8'2" (3.35 x 2.50)

Having a range of fitted cupboards and drawers with contrasting work surfaces to include two double wall cupboards and corner display unit. Double base cupboard and stainless steel sink / drainer unit above. Plumbing provision for washing machine. Space for stand alone cooker. Two further base cupboards and under counter space for a refrigerator. Central heating boiler and radiator. Double glazed front aspect window and side courtesy door.

Utility Room

6'0" x 13'3" (1.85 x 4.05)

Having power. Scope to add units and plumbing for a washing machine or could be used as a home office.

A turned staircase and low-level double glazed rear aspect window leads to the first floor Landing, having access hatch to loft space. Built-in shelved airing cupboard.

Principal Bedroom

11'7" x 9'2" (3.55 x 2.80)

With two built-in full-height wardrobes. Radiator and rear aspect double glazed window. Further over-stairs storage cupboard.

Bedroom Two

11'1" x 9'0" (3.40 x 2.75)

Having fitted triple wardrobe and bedroom furniture. Radiator and rear aspect double glazed window. Deep built-in over-stairs storage cupboard.

Bedroom Three

11'1" x 8'10" (3.40 x 2.70)

With front aspect double glazed window and radiator.

Bedroom Four

10'0" x 6'8" (3.05 x 2.05)

Having radiator and front aspect double glazed window

Shower Room

With fully-tiled corner shower cubicle having mains shower unit. Pedestal wash hand basin. Low-level flush WC. Radiator. Tiled walls to half height. Double glazed window and patterned glazing.

Outside

The property is positioned towards the head of the cul-de-sac approached over a tarmac driveway that leads to the Garage (5.20 x 2.40) with power and light. A covered Carport also leads to an additional useful Store (4.10 x 1.80) with power and light.

The open plan style front garden is laid chiefly to lawns and mature side borders. A side gate under the Carport opens to the sunny aspect rear garden having shaped lawns and a wide expanse of pavings / patio areas with a variety of shrubs, plants, perennials etc... enjoying views towards open fields and farmland. There is also a further useful storage area to the rear of the garage.

Additional Information

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

EPC RATING: D (61)

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

DIRECTIONS: From Newport Town Centre proceed North, take a left turning at the mini roundabout onto Shrewsbury Road, proceed down this road for a short distance. As you come into Edgmond take the left turning by the Lamb Inn and then take the next left turning into Woodridge Close. The property will be on your left hand side.

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.

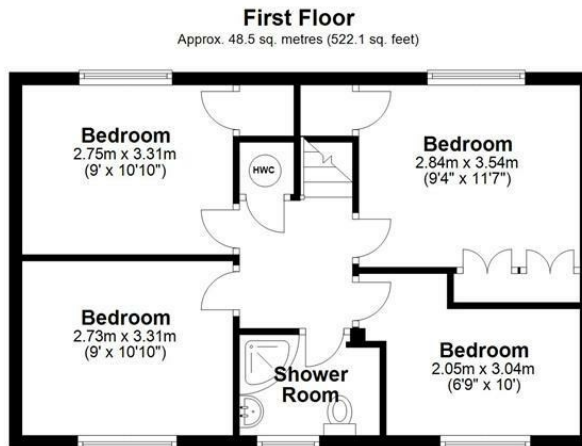
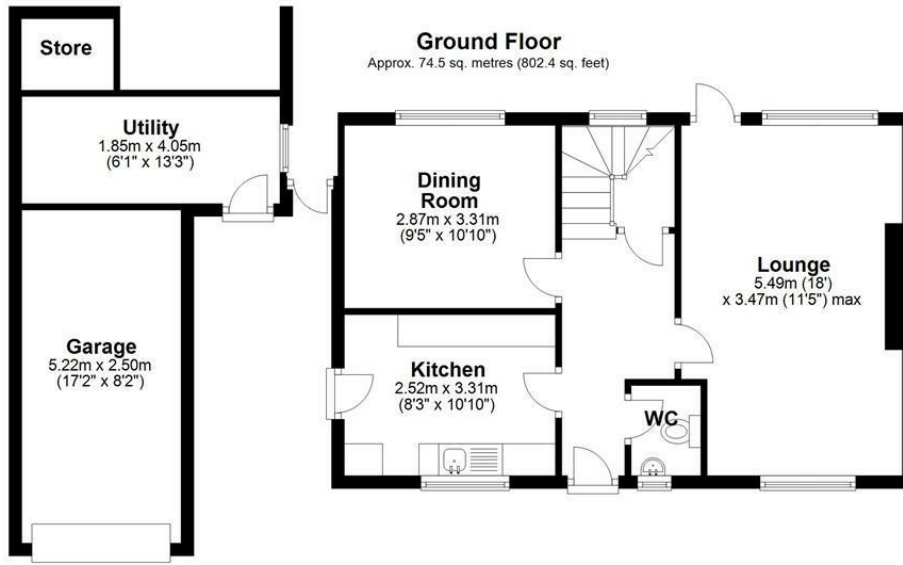
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	76
England & Wales		EU Directive 2002/91/EC



Total area: approx. 123.0 sq. metres (1324.5 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.

