



SAMUEL WOOD

1 High Street, Edmond, Newport, Shropshire, TF10 8JW

Offers In The Region Of £425,000



I High Street

Edgmond, Newport, Shropshire, TF10 8JW



- Full Internal Renovation
- Two Reception Rooms with Open Fires
- Refitted Bathroom
- Garage & Extensive Block Paved Driveway
- Popular Village Location
- Extended, Stylish Accommodation
- Impressive Breakfast Kitchen
- Four Good Sized Bedrooms
- Gas Central Heating
- EPC Rating C

I High Street is a beautifully renovated and extended four-bedroom property offering a blend of modern living and traditional charm. Situated in the popular village of Edgmond, this home is conveniently close to Newport which boasts a variety of amenities, including shops, supermarkets, restaurants and pubs. This location benefits from excellent transport connections to the M54 plus local bus routes. The property presents an ideal choice for those seeking comfort, convenience, and a touch of character in their living space.

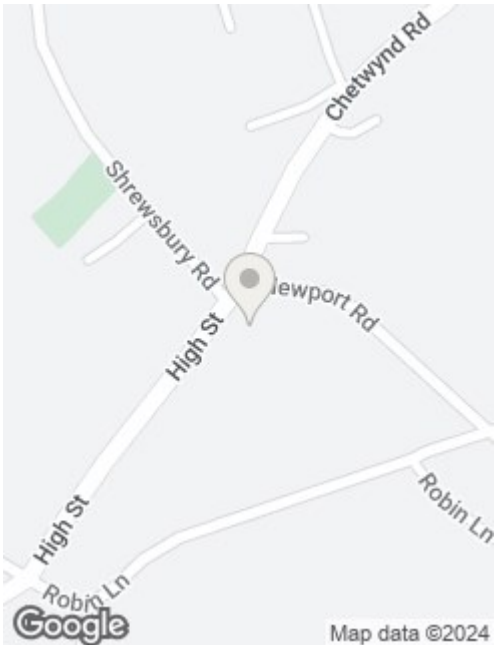
The ground floor features a spacious living room, a convenient WC, and a dining room perfect for family gatherings. The highlight of this floor is the stunning open-plan dining kitchen, which is designed for both functionality and style, providing an ideal space for cooking and entertaining, complete with AEG built in double oven and hob and integrated Indesit dishwasher.

The first floor of this property accommodates four well-proportioned bedrooms, each offering comfort and ample natural light. A family bathroom serves the bedrooms and is equipped with contemporary fixtures and finishes. Storage solutions are plentiful, ensuring that the home remains clutter-free and organized, with built-in closets and additional storage spaces throughout the first floor.

Outside, boasts a beautifully landscaped two-level rear garden. The garden is adorned with mature trees, a charming frog pool, and a brick BBQ, creating a serene and picturesque outdoor space. The patio area is perfect for alfresco dining or relaxing in the sun. At the front, the property features a driveway with space for three cars and an automatic wooden gate, providing both security and convenience. Additionally, the property includes a garage, adding to the practicality of this exquisite home. This exterior space enhances the property's appeal, making it a perfect family home with both functional and aesthetic benefits.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 9 Mbps, Superfast 65 Mbps

Flood Risk: No Risk

Tenure: We understand the tenure is Freehold.

Local Authority: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG
Council Tax Band:

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Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

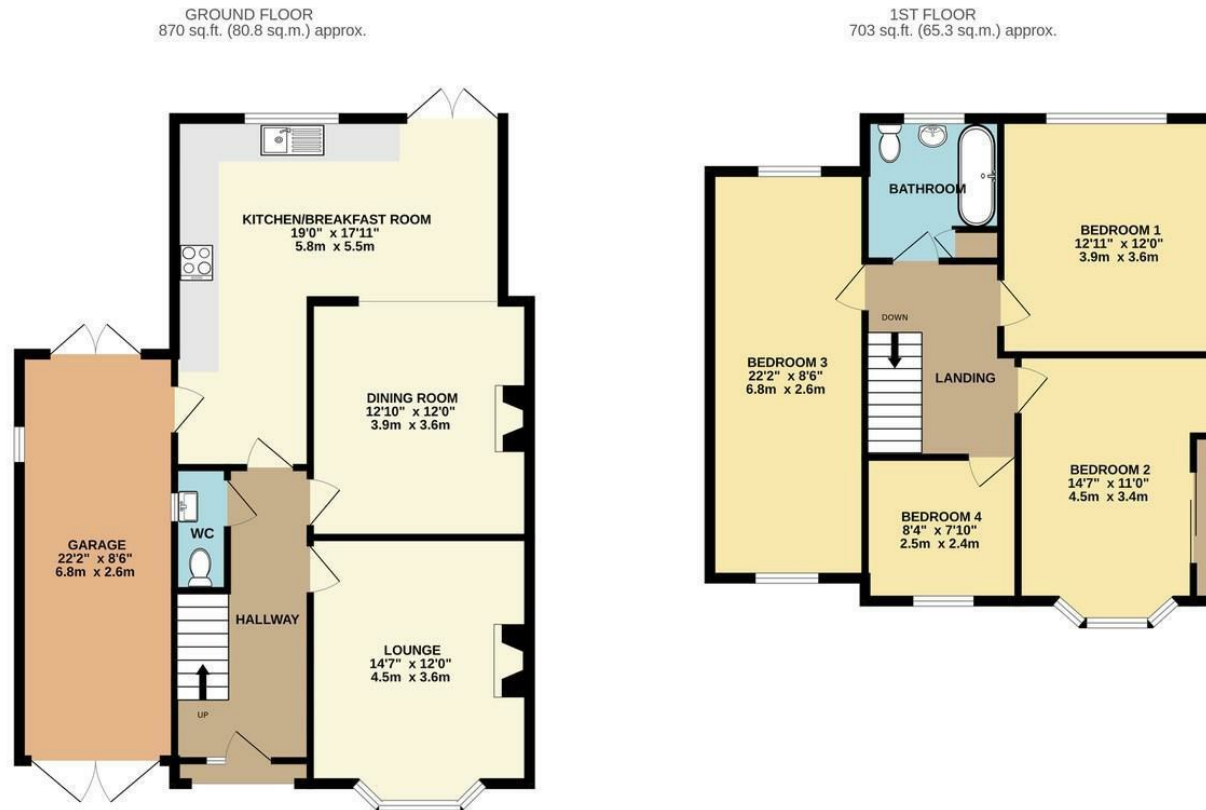
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.





Floor Plans



TOTAL FLOOR AREA : 1573 sq.ft. (146.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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