



37 Newport Road, Edmond.

Offers in the region of **£295,000**

Occupying a sought-after location within Edmond village and offering far-reaching countryside views, this 3 Bedroom semi-detached home has been updated in recent years and benefits from a lovely open-plan Kitchen/Dining Area, re-wired electrics, a modern gas combination boiler and neutral decoration throughout. Boasting a 24ft Garage (with plumbing and electrics) and lots of integrated cupboards, the storage space is also second to none! Being with easy reach of the local village primary school, pubs and shop, it is also just a few minutes drive from Newport town and provides further scope for development (subject to necessary planning consents).

Briefly comprising Entrance Hallway, Lounge with double doors into the Kitchen/Dining Area, Lean-to Sun Room, 3 Bedrooms and Bathroom, externally there is driveway parking to the front and a good-sized, enclosed garden to the rear. Stunning views over open fields may be enjoyed from any window to the rear of the property, or from the garden itself. uPVC D.G. & Gas C.H. EPC C Rated. Council tax band C.

37 Newport Road Edgmond Newport Shropshire

Property entered via
front door under storm porch in to

Entrance Hallway
providing access to downstairs rooms and stairs to first floor.

Lounge 12' 2" x 10' 9" (3.71m x 3.27m)

Kitchen/Dining Area 18' 5" x 9' 6" (5.61m x 2.89m) (min)

Lean-to Sun Room 9' 7" x 6' 9" (2.92m x 2.06m)

Upstairs to
first floor landing which provides access to Bedrooms and Family Bathroom.

Bedroom 1 10' 9" x 10' 8" (3.27m x 3.25m) (min plus bay)

Bedroom 2 10' 4" x 9' 8" (3.15m x 2.94m) (min)

Bedroom 3 7' 4" x 7' 4" (2.23m x 2.23m) (max)

Family Bathroom 7' 9" x 5' 4" (2.36m x 1.62m)

Garage 24' 1" x 6' 8" (7.34m x 2.03m)
Double doors to the front and a pedestrian door to the rear. With plumbing for a washing machine, electric power and lighting.

Externally
To the front is a block paved driveway leading to the Garage and allowing parking for two vehicles. A lawned front garden with mature hedging also lies to the fore.

To the rear is an enclosed garden with paved patio area closest to the house. A low level picket fence with gate allows access to the lawned part of the garden. Far reaching countryside views may be enjoyed from all areas of the garden.



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PROPERTY



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