



21 Newport Road, Edgmond.

Offers in the region of **£395,000**

Benefitting from 3 double Bedrooms, a modern Wet Room, more than ample driveway parking, an Attached Garage and a separate Workshop, this detached bungalow occupies a lovely spacious plot in the village of Edgmond and is ready for the next owner(s) to further modernise it and make it their own. Having been well maintained over the last 35 years, the property offers well balanced accommodation and lies adjacent to open countryside, with scope for an extension or loft conversion (subject to necessary consents) if desired.

Briefly comprising Entrance Porch, Hallway, 23ft Lounge/Diner (with French doors), Kitchen, Lean-to Utility Room, 3 Bedrooms, Wet Room and Separate W.C., externally there is a large driveway and low maintenance gardens to the front, side and rear. In addition, there is plenty of storage space in the form of a brick-built Garage, Workshop and Store. Gas C.H., mostly uPVC D.G. NO UPWARD CHAIN! Council Tax Band C. EPC Rating D.

21 Newport Road Edgmond Newport Shropshire

Property entered via
double doors into

Entrance Porch 5' 5" x 2' 6" (1.65m x 0.76m)
Door into

Hallway 10' 2" x 6' 6" (3.10m x 1.98m)
Providing access to the Inner Hallway, Kitchen and

Lounge/Diner 23' 1" x 11' 10" (7.03m x 3.60m) (max)
French doors to the side of the property. Gas C.H. back boiler behind the fireplace.

Kitchen 10' 6" x 9' 10" (3.20m x 2.99m)

Lean-To Utility Room 7' 6" x 4' 10" (2.28m x 1.47m)
Door to the side garden.

Inner Hallway 11' 1" x 7' 5" (3.38m x 2.26m) (max)
Door to useful airing cupboard and doors to all Bedrooms, Wet Room and Separate W.C.

Bedroom 1 11' 10" x 11' 1" (3.60m x 3.38m)

Bedroom 2 11' 8" x 9' 9" (3.55m x 2.97m) (min)

Bedroom 3 11' 0" x 8' 7" (3.35m x 2.61m) (min plus built-in wardrobes)

Wet Room 6' 2" x 5' 10" (1.88m x 1.78m)

Separate W.C. 6' 2" x 2' 11" (1.88m x 0.89m)

Externally

To the front is a block paved entrance leading to a paved driveway which provides access to the Attached Garage. "Crazy paving" and concrete areas provide hardstanding for additional parking and a gravelled front garden also allows parking space for several vehicles if desired. Well stocked borders containing mature plants, shrubs and

trees edge the garden and a low level wall lies to the fore. A wooden pedestrian gate to the right hand side grants access to the side and rear gardens. The rear garden is a mixture of paved and gravelled areas, interspersed with pathways and a wide selection of plants, shrubs and trees. Useful garden shed and rotary washing line. Doors to the Attached Garage, Workshop and Coal Store.

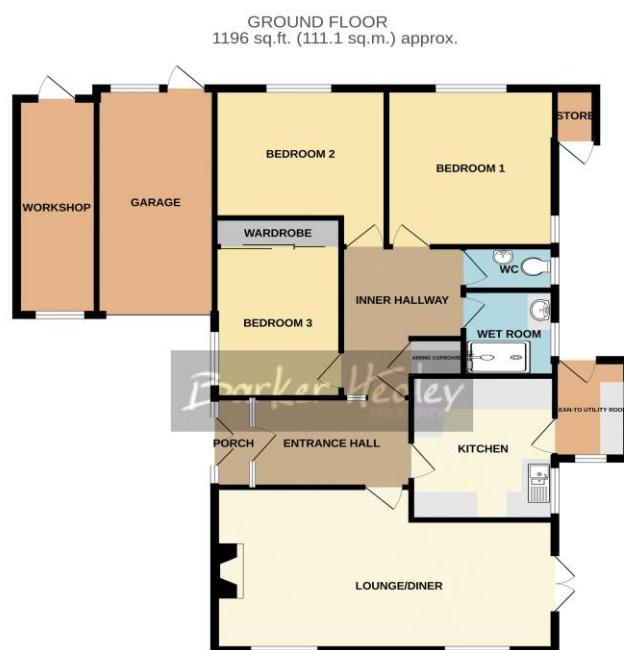
Attached Garage 16' 5" x 8' 1" (5.00m x 2.46m)

Up and over door to the front. Electric power and lighting. Window and single door to the rear.

Workshop 15' 7" x 5' 6" (4.75m x 1.68m)

Window to the front. Electric power. Single door to the rear.

Store 3' 10" x 2' 9" (1.17m x 0.84m)



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, electrical fixtures 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 the prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

BARKER HEALEY
PROPERTY



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