Tempertons

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Lyndale, 15 Shrewsbury Road, Edgmond, Newport, TF10 8HU

Offers In The Region Of £450,000

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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, its leisure and shopping facilities; 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, including two pubs (The Edgmond Lion and The Lamb) and St Peter's Church. There are playing fields in the centre of the village with cricket & 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. The Post Office is positioned in the Village Stores on the High Street also in the centre of the village.

Available with No Upward Chain

Lyndale is a lovely, traditionally constructed three bedroomed detached house, pleasantly positioned within this popular village location. Situated opposite the village hall and backing onto the park/playing fields, the property benefits from good off road parking, an attached single garage and private rear garden. The well balanced accommodation includes two reception rooms, kitchen, utility and shower room on the ground floor with three double size bedrooms on the first floor.

The property in more detail:-

uPVC panelled and double glazed front entrance door with matching side window.

Entrance/Through Hall

having tiled floor and radiator.

Lounge

13'1" x 11'1" (4.00 x 3.38)
uPVC framed double glazed windows to the front and side. Panelled radiator. Living flame coal effect gas fire on a marble effect hearth. Multi paned double doors to

Dining Room

12'2" (max) x 10'9" (3.72 (max) x 3.30)
having double glazed patio door to rear garden. Panelled radiator. Built-in glazed front cupboards. Off is a walk-in shelved cupboard with lighting and quarry tiled floor.

Breakfast Kitchen

13'1" x 10'11" (4.00 x 3.35)
upgraded and having an extensive range of base and wall mounted cupboards with roll edge worktop to finish the former, comprising a single basin single drainer sink unit with double cupboard below. Return work surface with corner and two double cupboards beneath. Four ring gas hob with three drawer unit below and extractor hood above. Separate range of built in cupboards with wall cabinets over. Integrated electric double oven and grill with cupboards above and below. Also pantry style shelved end cupboard.

uPVC framed double glazed windows front and rear. Panelled radiator. Tiled floor. Archway to

Utility Room

having worktop with plumbing connection below for washing machine. uPVC framed double glazed window and external door to rear garden. Radiator and tiled floor.

Downstairs Shower Room/Cloakroom W.C.

having shower cubicle with chrome mains feed shower. Low level flush W.C. and wash hand basin. Tiled floor. Patterned double glazed window.

From the hall stairs to

Landing

uPVC framed double glazed window to the front. Built-in shelved cupboard housing the boiler.

Bedroom One

13'1" x 11'0" (4.00 x 3.37)
double size with uPVC framed double glazed windows to the front and side. Panelled radiator.

Bedroom Two

13'1" x 10'11" (4.00 x 3.35)
double size with uPVC framed double glazed windows to the front and side. Panelled radiator.

Bedroom Three

12'2" x 10'9" (3.72 x 3.28)
double size bedroom with uPVC framed double glazed window with outlook to rear garden and adjoining village park/play area. Radiator and access hatch to loft. Built-in shelved cupboard.

Family Bathroom

Lovely modern white suite comprising panelled bath, wash hand basin with vanity cupboard below. Low level flush W.C. Shower cubicle with mains feed shower. Part tiling to walls and tiled floor. Radiator. uPVC framed patterned double glazed window. Recess spotlighting.

Outside

The house is very pleasantly positioned on an individual plot opposite the village hall and backing onto the village park/cricket ground/play area. The front garden is mainly finished to neat lawn and shrubbed borders. Driveway parking for at least 3 cars. Attached single garage with double side hung door to the front, power and lighting.

The enclosed and extremely private rear garden is set out to slabbed patio with lawn beyond. Outside light. Cold water tap.

Additional Information

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

EPC RATING: D (68)

TENURE: We are advised by the Vendor, that the property is held Freehold

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

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. Vendor has not made us aware of any mobile black spots within the property.

ADDITIONAL CHARGES: We understand that there are no additional charges payable at the property. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights and restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding within the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planned developments. A house is being built next to the property but this is in the final stages of construction.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected 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 ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

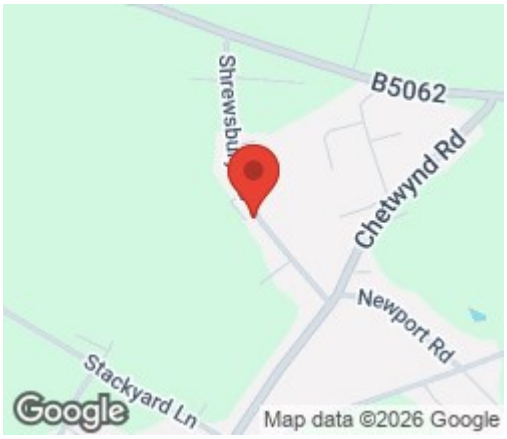
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

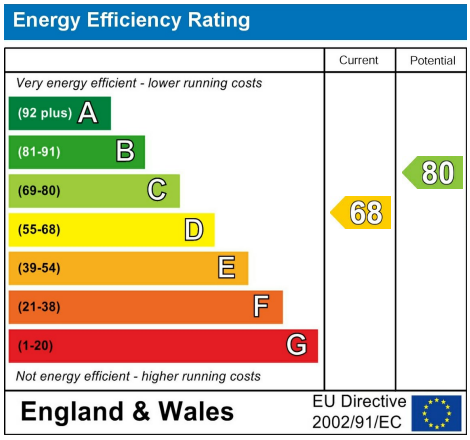


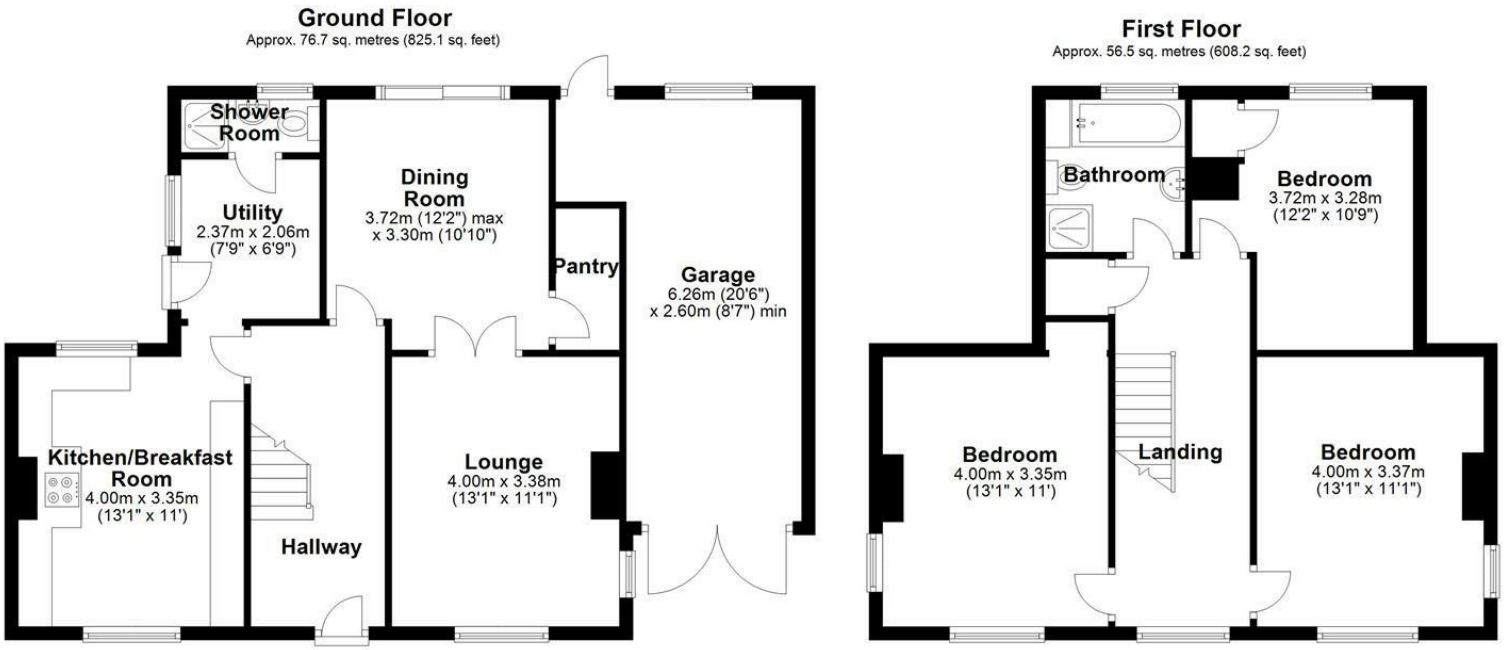










Total area: approx. 133.2 sq. metres (1433.3 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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