



Helping *you* move



The Old Chapel, Edgmond, TF10 8HU

A wonderful Chapel conversion, full of character features including stained glass windows and high ceilings. Offering Two Bedrooms, spacious Living Area and an enclosed Garden this property presents a variety of opportunities.

Offers in the Region of
£275,000

The Old Chapel, Edgmond, TF10 8HU

Overview

- A Charming Chapel Conversion
- Set in a Lovely Village Location
- With Character Features Throughout
- Two Bedrooms
- Kitchen
- Dining Area, Living Area
- Bathroom
- Underfloor Heating to Ground Floor
- Private Rear Garden
- Driveway Parking for Two Vehicles
- EPC Rating – D
- Council Tax Band B



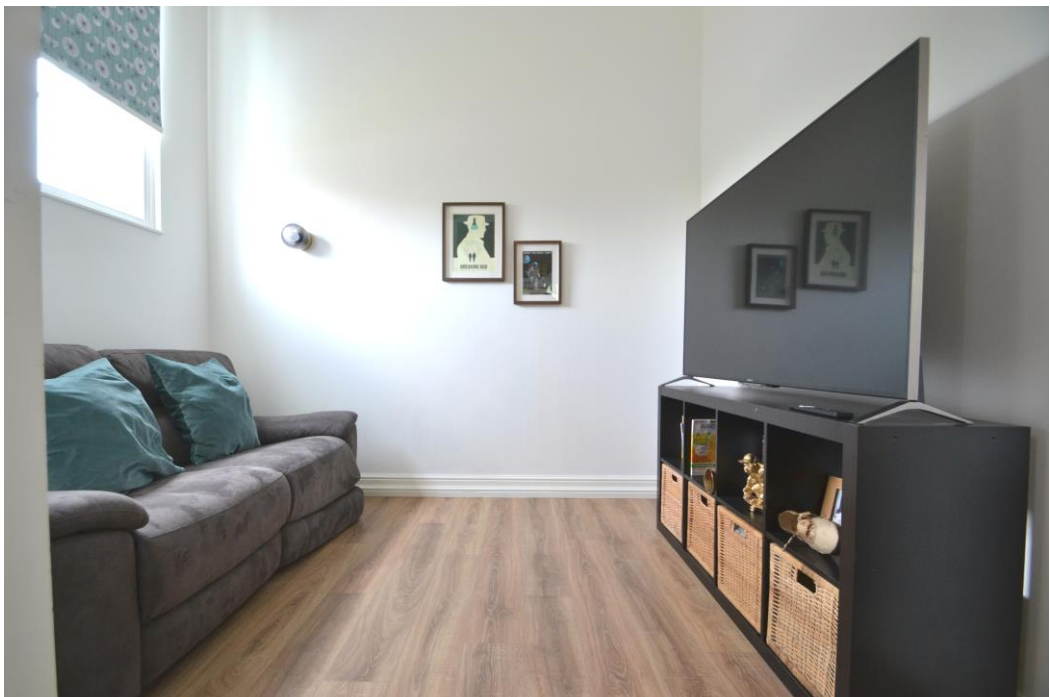
BRIEF DESCRIPTION

A charming Chapel conversion in the lovely village of Edgmond. With character features throughout such as Stained Glass windows and High Ceilings, the property offers a modern Kitchen with further separate Dining and Lounge Areas. There is also a stylish Bathroom and Double Bedroom on the ground floor. Stairs rise to a Mezzanine currently used as the Main Bedroom. Externally the property benefits from an Enclosed Garden and Driveway Parking for two vehicles.

LOCATION

The village of Edgmond lies approximately 1 mile north west to the town of Newport. Harper Adams University is situated in the village along with a pub, The Lamb Inn. There is a church, a school and a post office. The larger town of Newport has a selection of supermarkets including Waitrose, a selection of high street shops, restaurants and amenities. Newport has many highly regarded schools including Newport Girls High School, Haberdasher's Adams Grammar School and Burton Borough. Further schooling may be found in Shrewsbury and Telford.

Newport is well placed for commuting with links to the M54 and M6. Direct travel to London may be found at Stafford Station approximately 14 miles, with trains to Euston taking approximately 1 hour and 17 minutes.



Your Local Property Experts

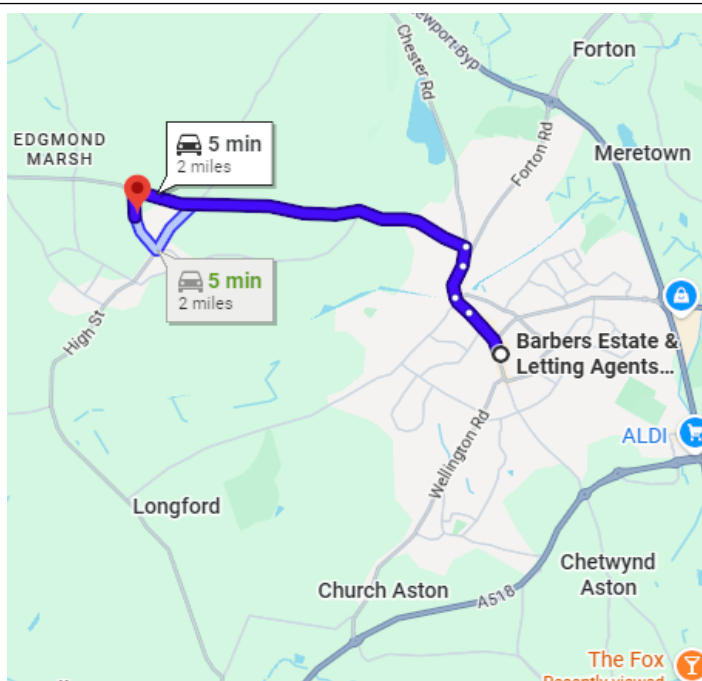
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that the property has mains electricity, mains water and drainage together with an electric boiler with underfloor heating and electric radiators. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



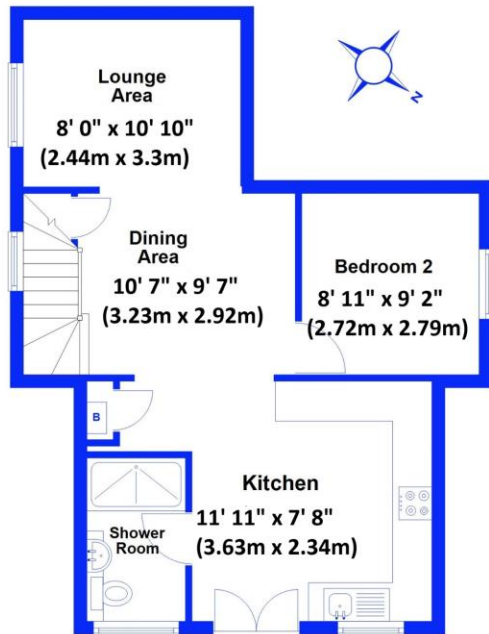
DIRECTIONS: From our office head north on High Street and go straight across at the mini roundabout. Continue onto Lower Bar then continue onto Chetwynd End, slight left onto Chetwynd Road/B5062 and at the roundabout, take the 1st exit onto Edgmond Road/B5062. Continue to follow B5062 for approximately 1.3 miles, turn left onto Shrewsbury Road (by The Lamb Public House) and the property will be located on be on the right, just opposite Edgmond Village Hall, as identified by our For Sale Board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



First Floor

Approx. 19.1 sq. metres (205.9 sq. feet)



Total area: approx. 66.7 sq. metres (718.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

1 The Old Chapel, Shrewsbury Road, Edgmond, Newport



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.
Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.