



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



22 Robin Lane, Edmond, Newport, TF10 8JN
Offers In The Region Of £525,000

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NO UPWARD CHAIN

Number 22 is a large detached property of brick and tile construction, offering spacious and flexible living accommodation across two floors. To the ground floor, the property is set out to two reception rooms, two double bedrooms, a kitchen, utility, large bathroom and separate cloakroom / WC. The first floor boasts a bright gallery style landing, two large double bedrooms (one with walk-in wardrobe) and a shared shower room. Externally, the house sits on a good sized plot with a large driveway leading to a double garage and front and rear gardens set to shaped lawn and patio areas.

Situated in an enviable position, set back from the road and within the heart of the highly sought after village of Edgmond.

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. There is a village convenience store with a post office on the High street in the centre, there are also two pubs (The Edgmond Lion and The Lamb) St Peter's Church and 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.

Edgmond also has many areas for walking and biking, including a walk through the area known locally as The Rock Hole, an old sandstone quarry from which the rock used to build the Church was probably taken.

The property benefits from gas central heating and uPVC double glazing throughout.

Covered porch area and glazed door to...

Entrance Hall

With radiator and understairs cupboard.

Lounge

17'9" x 12'10" (5.42 x 3.92)

A well proportioned room having two radiators and front aspect double glazed bay window. Central fireplace with stone surround incorporating a coal effect gas fire. Double doors to...

Dining Room

12'10" x 10'5" (3.92 x 3.18)

Rear aspect double glazed window and radiator.

Kitchen

10'7" x 10'5" (3.23 x 3.18)

Base and wall mounted units comprising cupboards and drawers with work surfaces above. Eye-level integrated oven and grill and 4 ring electric hob with extractor above. Stainless steel wash basin with drainer and integrated dishwasher below. Rear aspect double glazed window and door to...

Utility

7'4" x 6'4" (2.24 x 1.95)

Stainless steel sink and drainer with double cupboard below. Space for washing machine and upright fridge freezer. Storage cupboard. Rear aspect double glazed window and courtesy door to garden.

Bathroom

Being fully-tiled with panelled bath and separate shower cubicle. Wash bowl basin with cupboard below. Front aspect double glazed window and towel radiator.

Cloakroom / WC

Low-level flush WC and front aspect double glazed window.

Bedroom Three

13'1" x 11'8" (3.99 x 3.58)

A good sized double bedroom with a front aspect double glazed bay window and radiator. Full width Built-in double wardrobes and dressing table.

Bedroom Four

10'9" x 10'5" (3.29 x 3.18)

Double bedroom with rear aspect double glazed window and radiator. Built-in wardrobes with mirror sliding doors.

Stairs from the Entrance Hall rise to the first floor Gallery Landing, having two large built-in storage cupboards, a rear aspect double glazed window and hatch to loft.

Bedroom One

16'6" x 14'1" (5.04 x 4.30)

A good sized double bedroom with front aspect double glazed window and radiator. Two built-in double wardrobes.

Bedroom Two

16'0" x 12'10" (4.88 x 3.92)

Double bedroom with rear aspect double glazed window and radiator. Built in double wardrobe. Door to...

Walk-in Wardrobe

10'3" x 9'3" (3.14 x 2.84)

A useful and versatile space having scope to become an en-suite if required.

Shower Room

Being fully-tiled with walk-in shower cubicle. Low-level flush WC and wash bowl basin with cupboards below. Rear aspect double glazed window and towel radiator.

Outside

The property is approached off Robin Lane, set back from the road, screened by mature trees and hedges. A large driveway provides off-road parking with shaped lawns and mature shrubs.

Garage (5.54m x 4.30m) electric door to the front and rear courtesy door to garden. Power and light.

Gated side access leads to the rear garden, landscaped to patio and lawn areas with mature shrubs and hedges around the borders. To the rear of the garage is a covered area with space for bins, outside toilet and boiler cupboard.

Additional Information

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

EPC RATING: D

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

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any.

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.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	77
England & Wales		EU Directive 2002/91/EC



Total area: approx. 205.8 sq. metres (2215.7 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.