



22 Shrewsbury Road, Edgmond, TF10 8HU

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**Freehold – Offers in the Region of
£625,000**



Features

- **A Magnificent Semi-Detached, Five Bedroom Period Property**
- **Located in the Popular Village of Edgmond**
- **Kitchen with Rangemaster Stove and Dining Area with Bi-Folding Doors**
- **Sitting Room, Family Room With Log Burner**
- **Principal Bedroom Suite with Dressing Area and En-Suite**

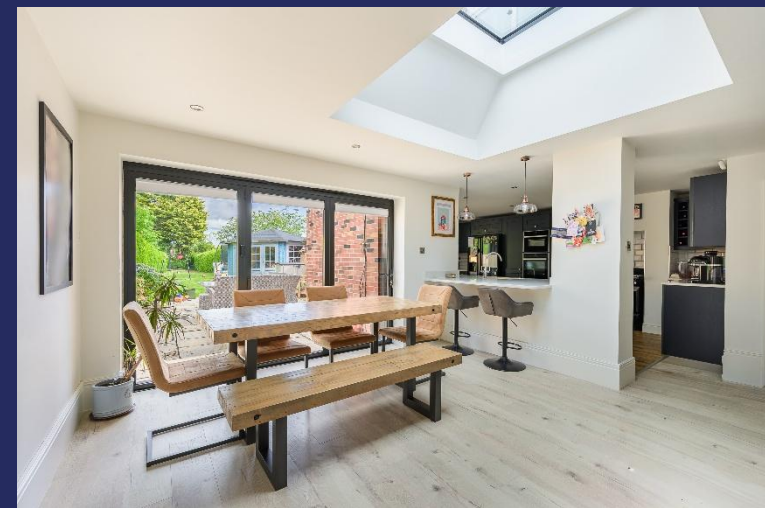
Contemporary Family Bathroom with Shower and Bath

Long Garden with Good Size Patio Area, Log Store and Summerhouse

Generous Driveway Parking for Multiple Vehicles

EV Car Charging Point

EPC Rating - D, Council Tax Band D



BRIEF DESCRIPTION

A wonderful opportunity to acquire a superb Semi-Detached Family Home with an abundance of space and character, all situated in the charming village of Edgmond. Upon entering the Hallway which features the original Victorian tiling, you will find a large Sitting Room to the front, with a bay window and high ceilings. A further door off the hallway then leads to the main Living Area, split between a cosy family space with a feature Wenlock log burner, and a Semi-Open Plan Kitchen and Dining Area. The Dining Area boasts bifold doors leading out to the rear garden, and a lantern skylight to the ceiling. The Kitchen is recently fitted, offering plentiful storage and high quality quartz worktops, and including an integrated oven, microwave and dishwasher, as well as a Rangemaster stove. To the rear is a further pair of doors leading to the garden and also a handy Utility.

The upstairs is split over two further floors, with the first floor having Three Good Sized Bedrooms and a contemporary Family Bathroom.



The uppermost floor contains the Principal Bedroom Suite, with doors to a Juliet balcony with far-reaching views over nearby countryside. Off the Main Bedroom area is a modern En-Suite, and there is a separate Dressing Area with Wardrobe Storage. Also on this floor is the Fifth Bedroom, which would also work as an Office.

Externally, the property has a Long Garden, with a Good Size Patio Area, Log Store and Summerhouse. The patio gives way to lawn which stretches for approximately 50 metres. To the front, there is Driveway Parking for Multiple Vehicles together with an EV car charging point.



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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 two pubs, The Lamb Inn and The Lion. 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.

The property is located opposite the main village recreational area which boasts football/cricket pitches, a basketball court, recently installed outdoor gym equipment and a large recently improved park for children (very popular with the school kids) there are also plenty of nice walks in the area.

TO VIEW THIS PROPERTY: 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

DIRECTIONS: From Newport High Street continue towards lower bar. Turn left onto the B5062 signposted Edgmond. Continue and take the second turning on the left just before The Lamb Inn onto Shrewsbury Road. The property is on the left hand side indicated by our For Sale Board.

SERVICES: We are advised that all mains services are available. 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

EPC RATING – D-63 The full energy performance certificate (EPC) is available for this property upon request.

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.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

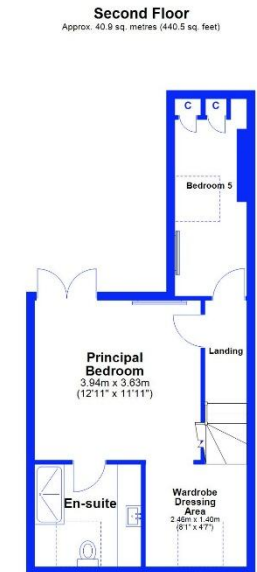
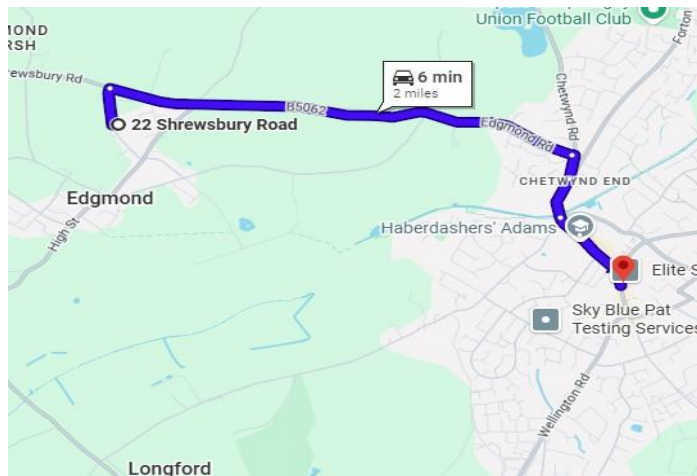
METHOD OF SALE: For Sale by Private Treaty.

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Total area: approx. 206.6 sq. metres (2223.6 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 the 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, fixtures 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.

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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 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.



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