Tempertons

Estate Agents
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4 Stackyard Lane, Edgmond, Newport, TF10 8JP

Open To Offers £270,000

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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. There are two pubs, The Edgmond Lion and The Lamb, St Peter's Church and 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 housed in the Village Stores on the High Street in the centre of the village.

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.

No. 4 Stackyard Lane is an extended mature 3/4 bedroomed semi-detached house located opposite the primary school, built of traditional brick and tile construction, providing flexible accommodation over two floors and is offered for sale with no upward chain.

The property in more detail:-

Canopy Porch with uPVC double glazed front door and side screen into

Hallway
having panelled radiator. Telephone point.

Lounge
12'3" x 10'11" (3.74 x 3.34)
with double glazed front aspect picture window and radiator. Glazed doors into

Dining/Kitchen
18'5" x 11'0" (max) (5.62 x 3.36 (max))
having a range of fitted base cabinets with wood effect work surfaces and complimentary wall tiling including cupboards and drawers. Rear aspect double glazed windows. Inset stainless steel sink and drainer unit. Stand alone electric cooker and chimney style extractor hood above. Oil fired Rayburn Cooking Range on tiled hearth (not working and in need of replacement). Built-in shelved storage cupboard. Newly laid laminate flooring continued to

Utility
6'3" x 5'7" (1.92 x 1.71)
with fitted base and wall mounted cupboards and drawers having inset sink and drainer unit. Under counter space for washing machine and tumble dryer. Rear aspect window and courtesy door to rear garden.

Study/Bedroom Four
9'9" x 8'8" (2.99 x 2.66)
having radiator and front aspect double glazed window.

Ground Floor Shower Room
being fully tiled comprising complete modern suite including single shower cubicle and electric shower unit. Wall mounted wash hand basin and close coupled W.C. Radiator and side aspect window.

Stairs from the hallway rise to a first floor

Landing
having a double glazed side aspect window and built-in shelved Airing Cupboard. Access hatch and boarded loft space with fitted ladder and light.

Bedroom One
10'11" x 8'7" (3.34 x 2.64)
with built-in full width wardrobes having hanging rail and shelving. Front aspect double glazed window and radiator.

Bedroom Two
10'1" x 8'11" (3.08 x 2.74)
having rear aspect double glazed window. Built-in wardrobe and radiator.

Bedroom Three
7'4" x 7'0" (2.25 x 2.15)
with radiator and double glazed front aspect window.

Bathroom
having a fully tiled modern white suite with panelled bath and electric shower unit over. Pedestal wash hand basin and close coupled W.C. Radiator and fitted wall cupboard. Double glazed windows and patterned glazing.

Outside
The house is approached off Stackyard Lane over a wide driveway offering off-road parking with shaped lawns enclosed in part by a mature hedge and shrubs. A side gate and path lead to the enclosed rear garden, having a small paved patio area and lawn. Two garden sheds and oil tank. Outside tap.

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

EPC RATING: F (32)

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 and drainage are understood to be connected. The property is heated via a series of radiators served. Currently there is no working heating system. (Oil fired Rayburn in need of replacement)

BROADBAND AND MOBILE SERVICES: We understand that broadband had previously been available but has been taken out. Mobile phone service is available at this property but vendor has made us aware that there are mobile black spots within the property. Please check

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

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details.

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

RIGHTS AND RESTRICTIONS: An electricity/telegraph pole is positioned in the rear garden. Conveyancers to confirm all appropriate legal easements in place.

FLOODING ISSUES: No issues but the property has been subject to a previous leak from a kitchen appliance and all water damaged elements have now been repaired under a household insurance. A certificate of dryness has been supplied.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planned developments or permissions that would adversely affect the property.

COAL FIELDS/MINING: The property has not been affected by any mining related issues.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From Newport High Street proceed North out of town and turn left at the mini island into Shrewsbury Road (B5062) towards Edgmond. Continue up the hill and turn left into the village at the Chetwynd Road, as you enter the village go past the village shop and turn next right into Stackyard Lane and the property is on the left.

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.

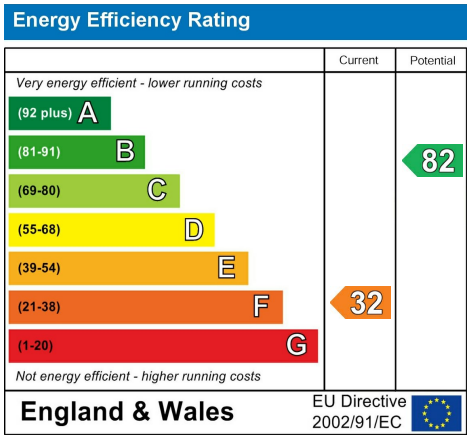
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

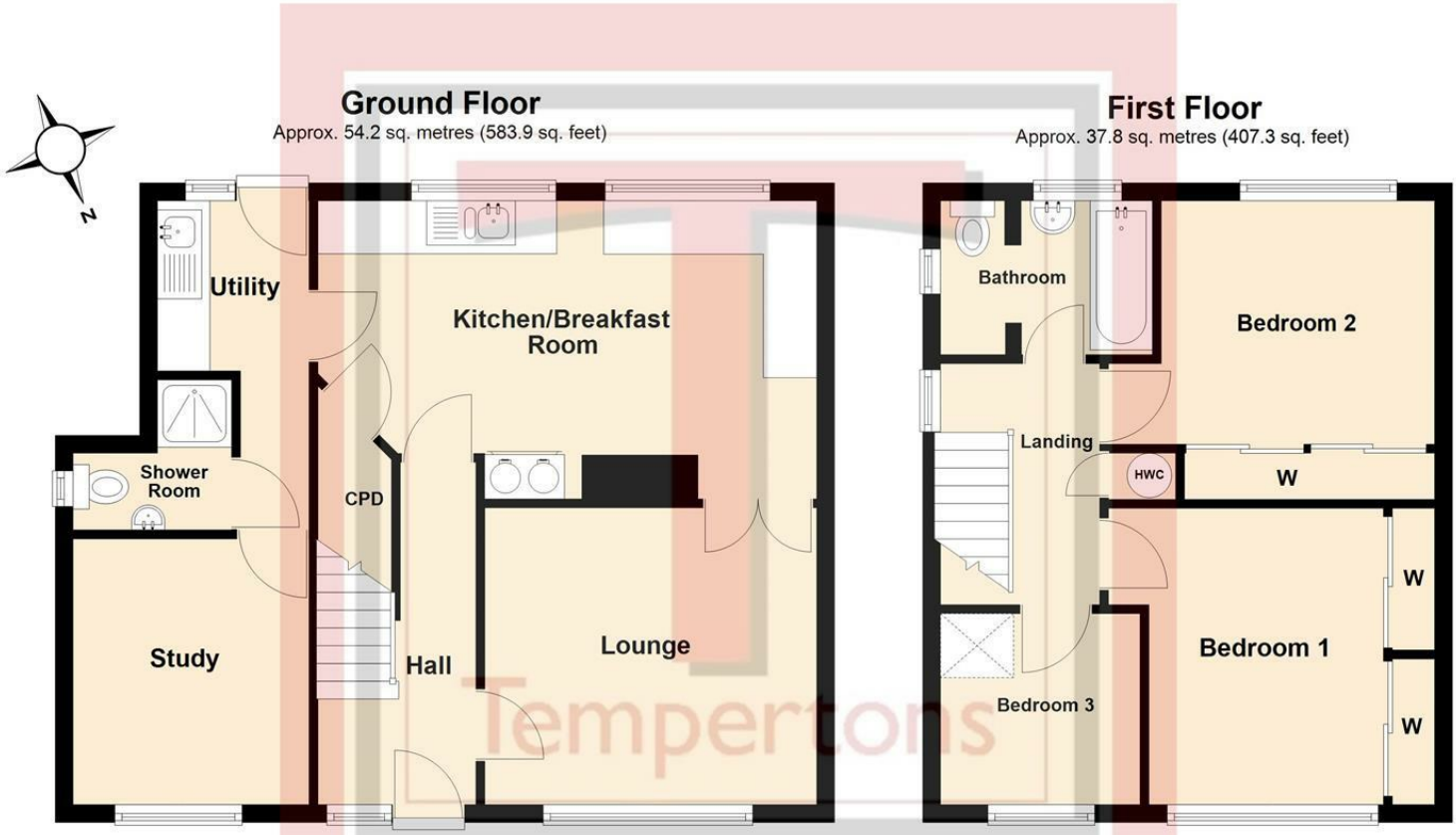
5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we 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. 92.1 sq. metres (991.2 sq. feet)

This plan has been prepared for the exclusive use of Tempertons 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 and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

4 Stackyard Lane, Edmond, Newport

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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