



**Estate Agents
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25 Chetwynd Road, Edgmond, Newport, TF10 8HL

Offers In The Region Of £180,000



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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 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.

Set out in further detail below;

Front door into...

Hall

Having stairs to the first floor, radiator and door to...

Living Room

17'9" x 12'7" (into bay) (5.43 x 3.84 (into bay))

Being of good size, having a front aspect double glazed bay window and side aspect window. Two radiators. Door to...

Kitchen

12'0" x 8'8" (3.67 x 2.65)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Stainless steel sink with drainer. Space for appliances. Rear aspect double glazed window and radiator. Built-in pantry. Door to...

Store / Workshop

8'6" max x 5'11" (2.61 max x 1.82)

Side aspect double glazed window and rear external door. Radiator. Storage cupboard and door to.

WC

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

Stairs from the Hall rise to the first floor Landing, having cupboard housing the central heating boiler and additional storage cupboard. Hatch to loft.

Bedroom One

12'5" x 10'3" (3.80 x 3.13)

Having a front and side aspect double glazed window. Radiator and built-in double wardrobe.

Bedroom Two

11'9" x 9'2" (3.60 x 2.80)

Having a side and rear aspect double glazed window. Radiator and built-in double wardrobe.

Bedroom Three

9'4" x 7'2" (2.85 x 2.20)

Front aspect double glazed window and radiator.

Bathroom

Being partially tiled with panelled bath having a mains shower above. Pedestal wash basin and low-level flush WC. Radiator and side aspect double glazed window.

Outside

The front garden is set to lawn with path leading to the side of the house, a drop curb to the front offers potential for a driveway. The enclosed rear garden is of good size, offering scope for further landscaping.

Additional Information

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

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

WHG Agents Notes

*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

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.

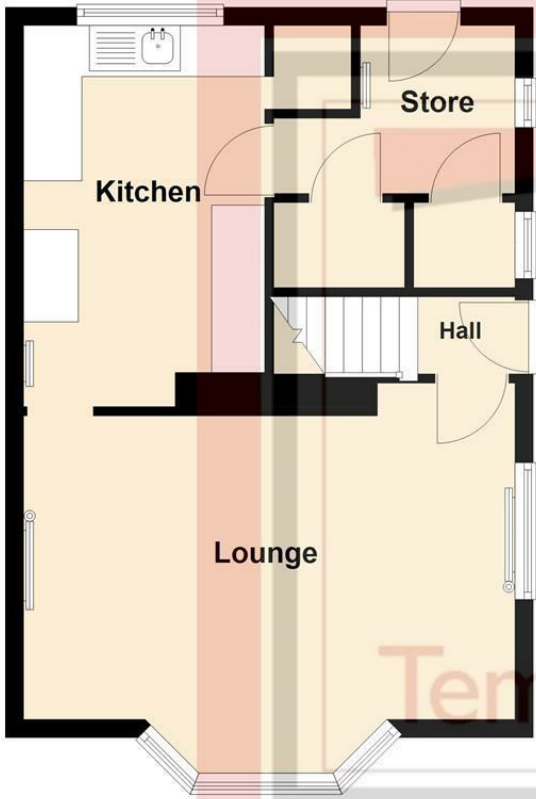




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

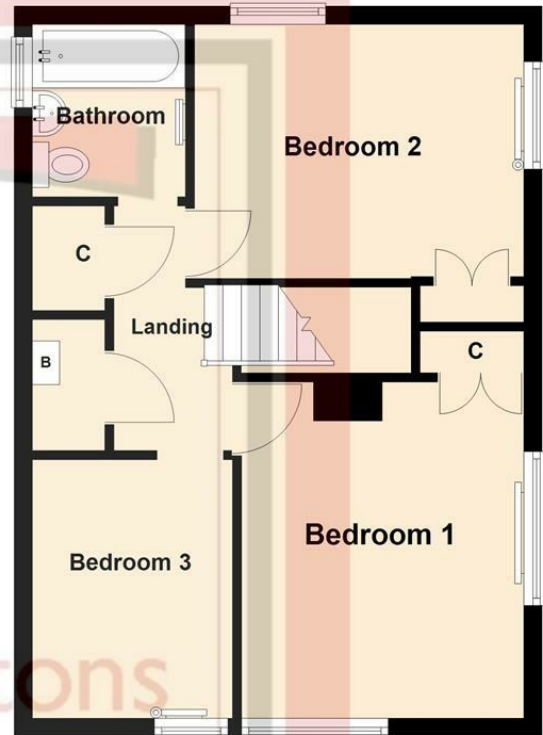
Ground Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 83.9 sq. metres (902.6 sq. feet)

This floor 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 taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

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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.

