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**Lyndale, 15 Shrewsbury Road, Edgmond, Newport, TF10 8HU**  
**Offers In The Region Of £465,000**

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# Lyndale, 15 Shrewsbury Road, Edgmond, Newport, TF10 8HU

## Offers In The Region Of £465,000



### Early Viewing Highly Recommended

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, including two pubs (The Edgmond Lion and The Lamb) and St Peter's Church. 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 positioned in the Village Stores on the High Street also in the centre of the village.

Lyndale is a lovely, traditionally constructed three bedroomed detached house, pleasantly positioned within this popular village location. Situated opposite the village hall and backing onto the park/playing fields, the property benefits from good off road parking, an attached single garage and private rear garden. The well balanced accommodation includes two reception rooms, kitchen, utility and shower room on the ground floor with three double size bedrooms on the first floor.

The property in more detail:-

uPVC panelled and double glazed front entrance door with matching side window.

### Entrance/Through Hall

having tiled floor and radiator.

### Lounge

13'1" x 11'1" (4.00 x 3.38)

uPVC framed double glazed windows to the front and side. Panelled radiator. Living flame coal effect gas fire on a marble effect hearth. Multi paned double doors to

### Dining Room

12'2" (max) x 10'9" (3.72 (max) x 3.30)

having double glazed patio door to rear garden. Panelled radiator. Built-in glazed front cupboards. Off is a walk-in shelved cupboard with lighting and quarry tiled floor.

### Breakfast Kitchen

13'1" x 10'11" (4.00 x 3.35)

upgraded and having an extensive range of base and wall mounted cupboards with roll edge worktop to finish the former, comprising a single basin single drainer sink unit with double cupboard below. Return work surface with corner and two double cupboards beneath. Four ring gas hob with three drawer unit below and extractor hood above. Separate range of built in cupboards with wall cabinets over. Integrated electric double oven and grill with cupboards above and below. Also pantry style shelved end cupboard.

uPVC framed double glazed windows front and rear. Panelled radiator. Tiled floor. Archway to

### Utility Room

having worktop with plumbing connection below for washing machine. uPVC framed double glazed window and external door to rear garden. Radiator and tiled floor.

### Downstairs Shower Room/Cloakroom W.C.

having shower cubicle with chrome mains feed shower. Low level flush W.C. and wash hand basin. Tiled floor. Patterned double glazed window.

From the hall stairs to

### Landing

uPVC framed double glazed window to the front. Built-in shelved cupboard housing the boiler.

### Bedroom One

13'1" x 11'0" (4.00 x 3.37)

double size with uPVC framed double glazed windows to the front and side. Panelled radiator.

### Bedroom Two

13'1" x 10'11" (4.00 x 3.35)

double size with uPVC framed double glazed windows to the front and side. Panelled radiator.

### Bedroom Three

12'2" x 10'9" (3.72 x 3.28)

double size bedroom with uPVC framed double glazed window with outlook to rear garden and adjoining village park/play area. Radiator and access hatch to loft. Built-in shelved cupboard.

### Family Bathroom

Lovely modern white suite comprising panelled bath, wash hand basin with vanity cupboard below. Low level flush W.C. Shower cubicle with mains feed shower. Part tiling to walls and tiled floor. Radiator. uPVC framed patterned double glazed window. Recess spotlighting.

### Outside

The house is very pleasantly positioned on an individual plot opposite the village hall and backing onto the village park/cricket ground/play area. The front garden is mainly finished to neat lawn and shrubbed borders. Driveway parking for at least 3 cars. Attached single garage with double side hung door to the front, power and lighting.

The enclosed and extremely private rear garden is set out to slabbed patio with lawn beyond. Outside light. Cold water tap.

### Additional Information

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

**EPC RATING:** D (68)

**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. Vendor has not made us aware of any mobile black spots within the property.

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

**RIGHTS AND RESTRICTIONS:** We are not aware of any onerous rights and restrictions affecting the property.

**FLOODING ISSUES:** The property has not been subject to flooding within the past 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendor is not aware of any planned developments. A house is being built next to the property but this is in the final stages of construction.

**COAL FIELDS/MINING:** The vendor is not aware of any mining related issues having affected the property.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

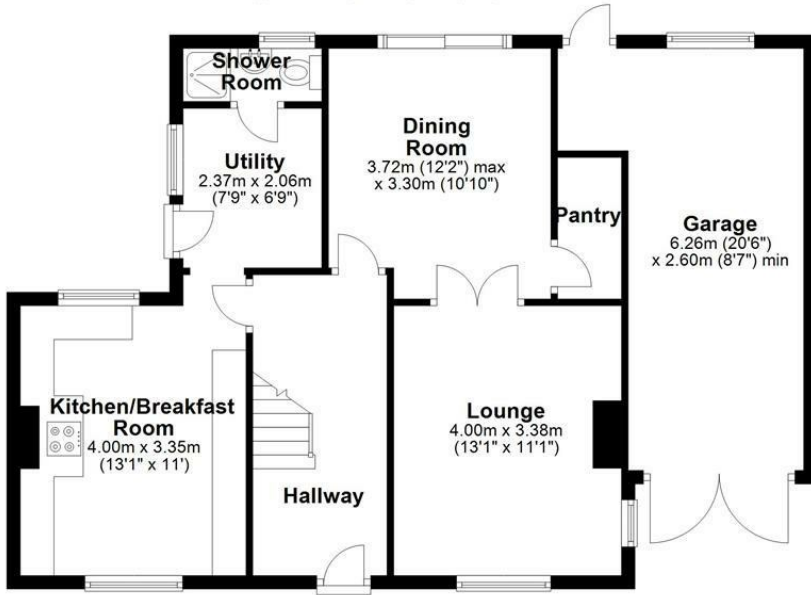




| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (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 |         |                         |
|                                             | 68      | 80                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

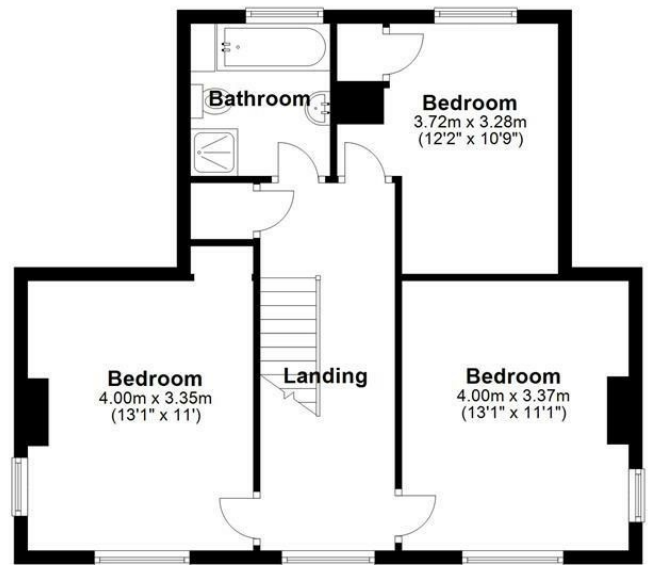
### Ground Floor

Approx. 76.7 sq. metres (825.1 sq. feet)



### First Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 133.2 sq. metres (1433.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.