



Helping *you* move



## 2 Bayley Hills, Edgmond, TF10 8JG

A mature, Detached Family Home situated within the sought after village of Edgmond. The property has Four good sized Bedrooms, comfortable Lounge, Conservatory, Study, good sized Kitchen and superb, larger than average Rear Garden together with an Attached Double Garage.

Offers in the Region of  
**£475,000**

# 2 Bayley Hills, Edgmond, TF10 8JG

## Overview

- An Attractive and Mature Detached Family Home
- Lovely Village Location
- Four Good Sized Bedrooms
- Kitchen
- Utility Room
- Lounge
- Conservatory
- Study
- Cloakroom W.C., Family Bathroom
- Attached Double Garage
- Superb, Larger Than Average Rear Garden
- Council Tax Band E
- EPC Rating - E



## BRIEF DESCRIPTION

An attractive, mature Detached Family Home situated within this highly sought-after village development, benefiting from a significantly Larger Than Average Garden.

The well-proportioned accommodation comprises: A spacious Entrance Hall, Cloakroom/WC, Study, comfortable Lounge, separate Dining Room, Conservatory, a good-sized Kitchen, and Utility Room. To the first floor, a generous Landing leads to Four well-sized Bedrooms and a Family Bathroom. The property also benefits from an Attached Double Garage.

## 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 a pub, The Lamb Inn. 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.



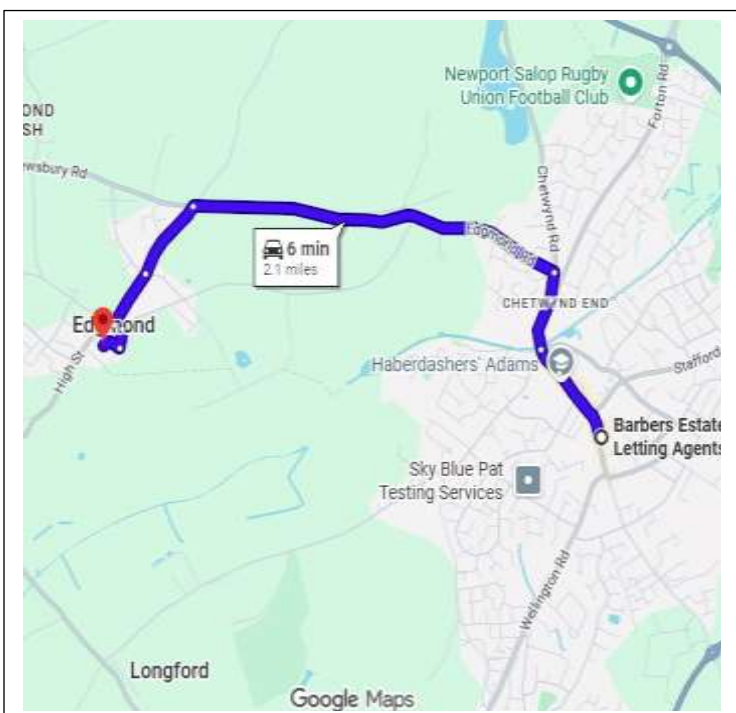
Your **Local** Property Experts  
01952 820 239



**USEFUL INFORMATION: 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](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that the property has mains electricity, drainage, water together with oil fired central heating. 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/>

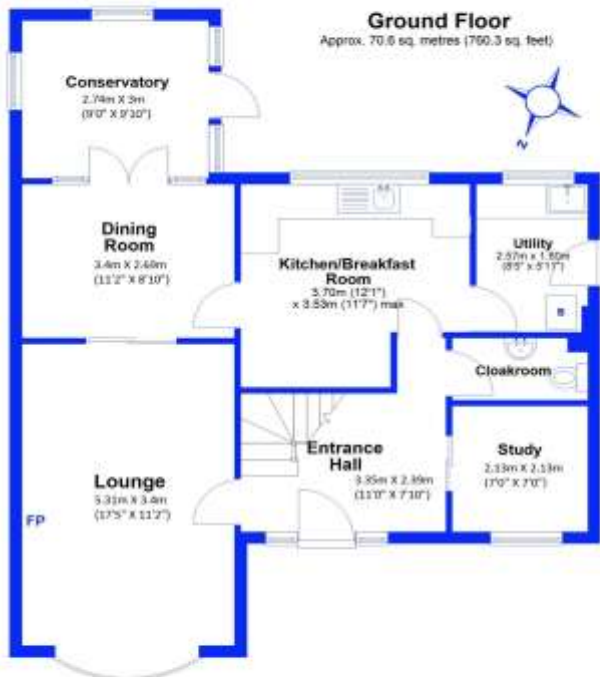
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From Newport High Street proceed on to Lower Bar, then Chetwynd End, and take the left hand turn on the B5062 (Edgmond Road) signposted for Edgmond. Follow this road for approximately 0.5 of a mile and then turn left on Newport Road. Continue along this road for approximately 1 mile and then turn left into Bayley Hills where the property is marked by our For Sale board.

**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.



Total area: approx. 132.4 sq. metres (1425.1 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 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, 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

2 Bayley Hills, Edmond, Newport



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)



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 purposes 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.