



Helping *you* move



## 57 Robin Lane, Edmond, TF10 8JL

A stunning view from the rear gardens sets this beautiful Family Home apart from so many other properties, that coupled with the spacious well maintained 4 Bedroom accommodation, Farmhouse Style Kitchen 2 Large Reception Rooms, Plenty of Parking and a Highly Desirable Village location make this property exceptional.

Offers in the Region of  
**£450,000**

# 57 Robin Lane, Edgmond, TF10 8JL

## Overview

- A Very Attractive Mature Semi-Detached House
- Extended 4 Bedroom, 2 Bathroom Accommodation
- Large Lounge, Further Sitting Room
- Farmhouse Style Kitchen Dining Room
- Room
- Utility, Ground Floor W.C.
- Excellent Parking, A Range of Timber Outbuildings
- Landscaped Gardens, Superb Views
- Highly Desirable Village Location.
- Council Tax Band B
- EPC Rating C



## BRIEF DESCRIPTION

A fantastic opportunity to purchase a very attractive Extended Semi-Detached Property situated in the very popular village of Edgmond. The property has the benefit of UPVC double glazing and oak doors throughout with exceptional views over the Beautiful Surrounding Countryside. The property has attractive family accommodation of Feature Entrance Hall with open storage, a Large Lounge with Feature Fireplace, a further Sitting/Dining Room dependant on your choice and a lovely Farmhouse Style Kitchen. In addition there is a Utility Room and Ground Floor W.C. The first floor has Main Bedroom with Dressing/Wardrobe area and Large En-Suite, there are 3 Further Good Sized Bedrooms and a Stylish Bathroom.

## 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.

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.



Your **Local** Property Experts  
01952 820 239

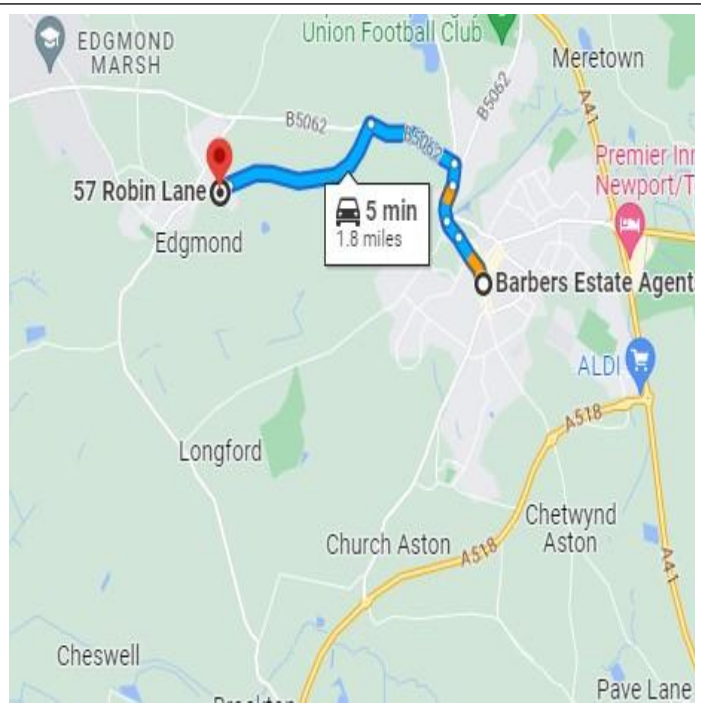


**USEFUL INFORMATION: TO VIEW**

**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 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.

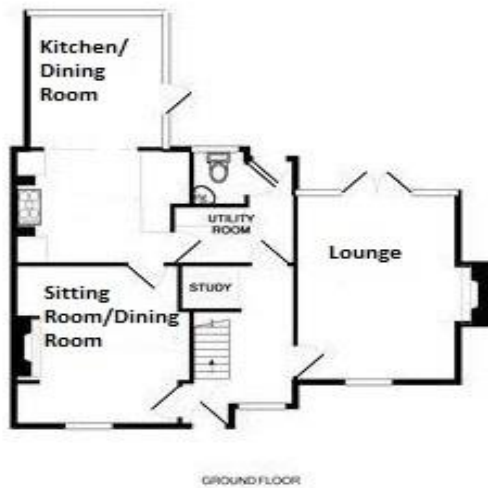
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From Newport take the B5062 signposted for Edgmond, as you start to climb the bank turn left into Newport Road, continue along this road and turn left into Robin Lane where the property will be seen a short distance down on the left hand side.

**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:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



**Main Lounge:** 15'08" X 11'3" (4.78m X 3.43m)  
**Sitting Room/Dining Room:** 12'3" X 13'2" (3.73m X 4.01m)  
**Kitchen/Dining Room:** 22'1" X 11'0" Max (6.73m X 3.35m)  
**Rear Utility:** 8'6" X 4'8" (2.59m X 1.42m)  
**Bedroom One:** 15'2" X 9'6" (4.64m X 2.9m)  
**Dressing/Wardrobe Area:** 6'0" X 5'6" (1.83m X 1.68m)  
**En-Suite Shower Room:** 9'1" X 5'9" (2.77m X 1.75m)  
**Bedroom Two:** 9'5" X 9'0" (2.87m X 2.74m)  
**Bedroom Three:** 10'0" X 9'4" (3.05m X 2.84m)  
**Bedroom Four:** 12'10" X 6'2" (3.91m X 1.88m)



## 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.