



Helping *you* move



### 33 MENTONE CRESCENT, EDGMOND, TF10 8HR

A spacious Detached Bungalow with Central Hall, Large Lounge, bright Kitchen Dining Room. 3 Bedrooms, roomy Bathroom together with ample Parking, Garage and Gardens.

Offers in the Region of  
**£325,000**



# 33 Mentone Crescent, Edgmond, TF10 8HR

## Overview

- Good Size Detached Bungalow
- 3 Bedrooms
- Kitchen Dining Room
- Pantry/Store
- Lounge, Hall, W.C.
- Lean-To Utility
- Bathroom
- Garage and Ample Parking
- Lovely Rear Garden
- Council Tax Band D
- EPC Rating – C



## BRIEF DESCRIPTION

A larger than average Detached Bungalow situated in a pleasant position with Parking for several cars and good sized yet easily maintained gardens. The property has accommodation of: Entrance Porch with Central Hall, Spacious Lounge with picture window, a light and airy Kitchen Dining Room, Lean-to Utility with access to a Gardeners W.C, 3 Good Sized Bedrooms and a Spacious Bathroom. Externally the property sits central to its garden plot with Parking and Garage approached over the shared driveway.

## 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

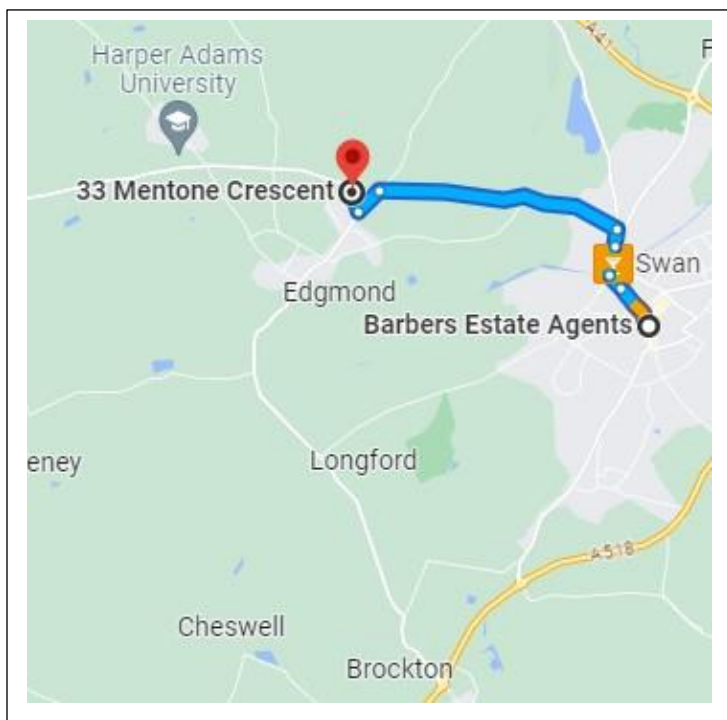


**USEFUL INFORMATION: TO VIEW**

**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 our office head north on High Street, go straight across at the mini roundabout and continue onto Lower Bar. Continue onto Chetwynd End and then slight left onto Chetwynd Road/B5062. At the roundabout, take the 1st exit onto Edgmond Road/B5062 and continue to follow B5062 for 1.1 miles. Turn left onto Chetwynd Road and continue 0.1 miles then turn right onto Mentone Crescent where the property will be located on the left hand side.

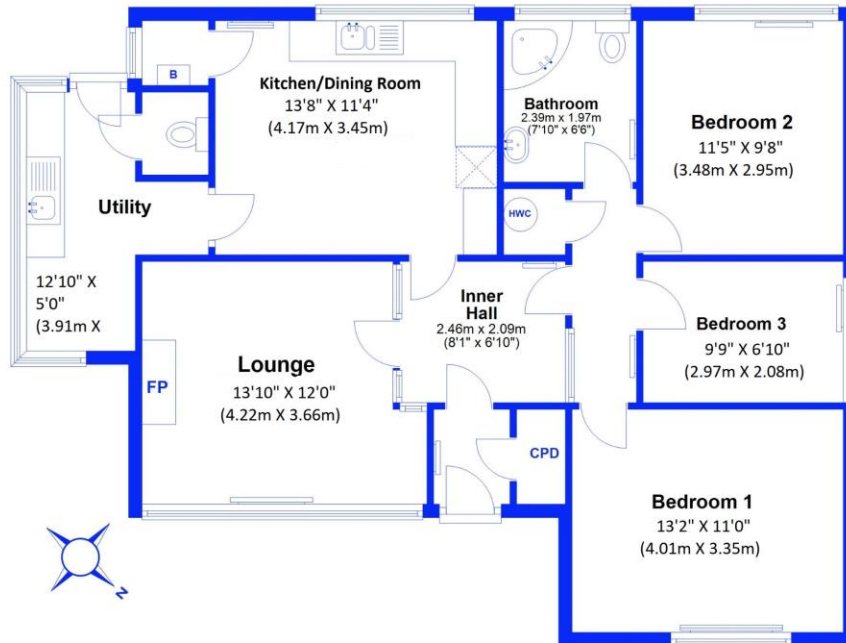
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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.



**Ground Floor**

Approx. 89.0 sq. metres (957.6 sq. feet)



Total area: approx. 89.0 sq. metres (957.6 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, fixture 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.

**33 Mentone Crescent, Edgmond, 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.