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71 Robin Lane, Edgmond, TF10 8JN

Located in the popular village of Edgmond, this beautifully renovated and extended Three Bedroom, Semi-Detached Home has Magnificent Open Views over Open Countryside to the rear. The property blends period character with stylish modern living and also has the benefit of a useful Lean-To Workshop.

Offers in the Region of
£385,000

75 Robin Lane, Edgmond, TF10 8JN

Overview

- Beautifully Renovated and Extended Semi-Detached Home
- Far Reaching Countryside Views
- Popular Village Location
- Three Bedrooms, Contemporary Modern Shower Room
- Period Style Entrance Hall, W.C./Utility Room
- Attractive Lounge
- Extended Kitchen Living Dining Room
- Parking
- Lean-To Workshop Store
- Lovely Rear Garden with Magnificent Open Views
- EPC Rating C, Council Tax Band C



BRIEF DESCRIPTION

Fabulous far-reaching views are what truly set this beautifully renovated and tastefully extended mature Semi-Detached Home apart. Situated in the highly popular village of Edgmond, the property offers generously proportioned and well-balanced accommodation, blending period character with stylish modern living. The ground floor features a welcoming period-style Entrance Hall with WC/Utility Room, leading to a spacious and attractive Lounge Sitting Room. To the rear is a stunning extended Kitchen Living Dining Room - thoughtfully designed, tastefully decorated and perfectly positioned to take full advantage of the glorious views.

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.



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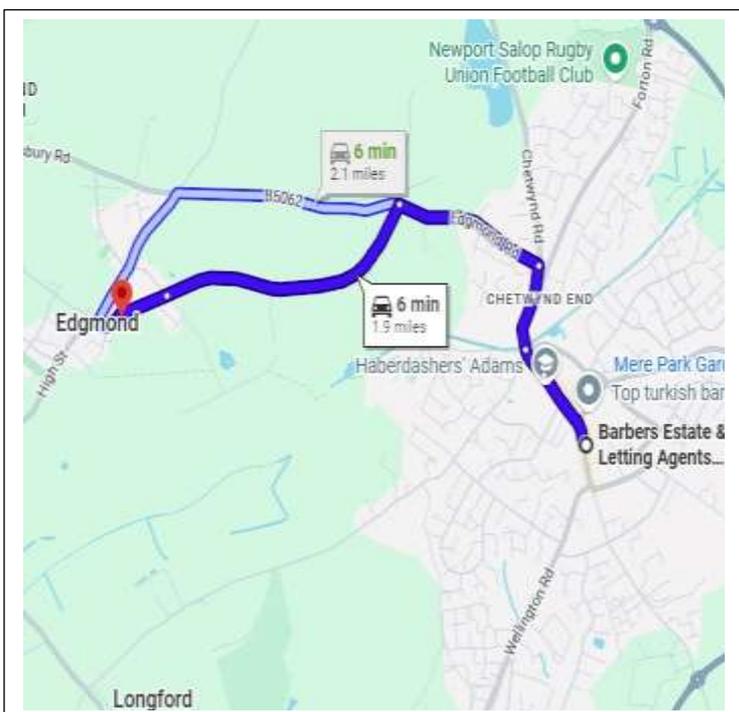


USEFUL INFORMATION: TO VIEW THIS

PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

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. 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: Proceed from Newport High Street, past the Church into Lower Bar, and continue straight across the mini island by the Shell petrol station. At the next roundabout, take the first left onto the B5062, signposted Shrewsbury / Edgmond. Turn first left into Newport Road, approximately halfway up the hill, and continue on for some distance into the village where the road bends sharply to the right and Robin Lane forks off, to the left. Proceed into Robin Lane and the property can be found on the left hand side after a short distance.

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. 112.4 sq. metres (1209.6 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 Planitip.

75 Robin Lane, 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

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