



Helping *you* move



Cheyney View, Edgmond, TF10 8HT

A beautifully presented, modern Duke of Sutherland-style 3-Bedroom Detached house, set within this extremely popular village. The spacious architect-designed accommodation includes a superb Oak Framed Garden Family Room overlooking the good-sized Garden - and there's plenty of Parking too!

Offers In Region Of
£420,000

Overview

- Exceptional Modern Duke of Sutherland Style Home
- En Suite and Family Bathroom
- Three Spacious Double Bedrooms
- Attractive Breakfast Kitchen, Utility
- Recently Fitted Combi Boiler
- Attractive Entrance Hall, Study/Snug
- Spacious Lounge and Oak Framed Garden /Family Room
- Highly Desirable Village Location
- Good Sized Gardens , Good Parking to the Rear of the Property
- EPC Rating – C-73



BRIEF DESCRIPTION

An exceptional Detached Duke of Sutherland-style three-Bedroom family home situated in the popular village of Edgmond. This beautifully presented property offers you accommodation to the ground floor of: a spacious Entrance Hall with stairs rising to the first floor, Home Office/Snug, attractive Breakfast Kitchen, Utility, ground floor W.C, - and a spacious Lounge with French doors leading through to the absolutely stunning oak-framed Garden/Family Room to the back of the property surrounded by the rear Garden. To the first floor is the Master Bedroom with En-Suite, two further Double Bedrooms and the Family Bathroom. Externally, there's a good-size wrap around lawned Garden and rear driveway with Parking for several cars. This really is a lovely property in a great location which must be viewed to appreciate the quality and warmth throughout.

LOCATION

Edgmond is a popular village with local shop, Pub and Primary School – and just 3 miles from Newport's busy High Street with its mix of shops, boutiques, cafes, pubs and Victorian indoor market. Edgmond is also within the catchment area of Newport's highly regarded High and Grammar Schools and is home to Harper Adams University.

A wider range of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury, and the excellent road and rail links (from Telford and Stafford stations) mean that both Manchester and Birmingham are in commutable distance.



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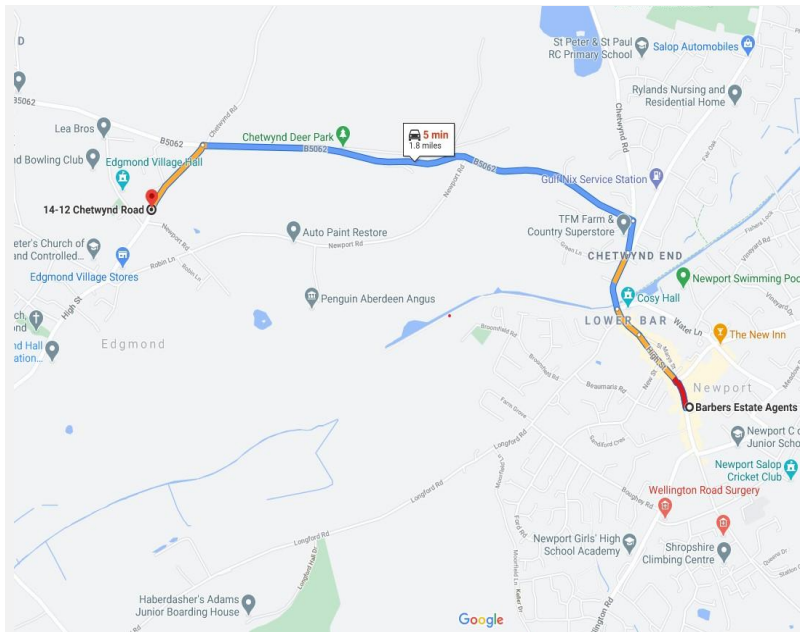
Useful Information

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.

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ.

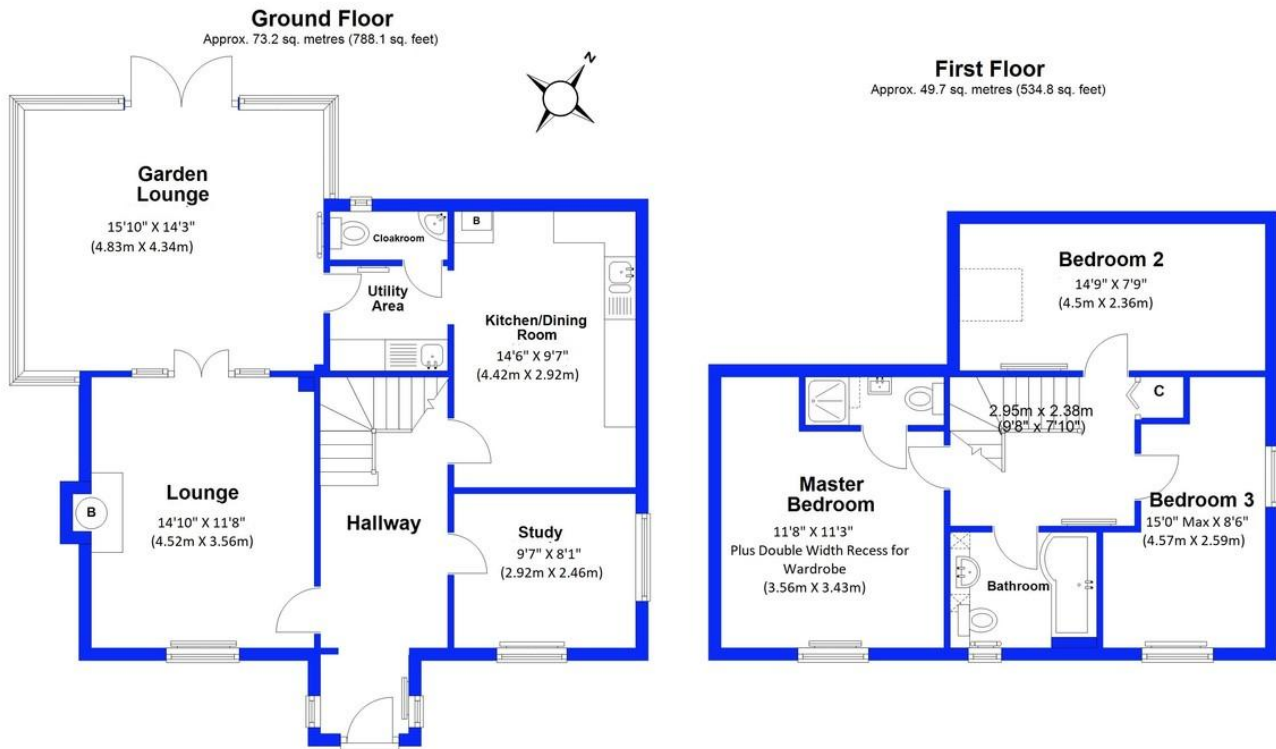


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DIRECTIONS: From our office, head north on High St keeping the Church on your right and then the Shell Garage on your left. Just after TFM turn left onto Edgmond Road/B5062 and after 1.1 miles turn left onto Chetwynd Road, where the property will be found on the right hand side near to The Lamb Public House.

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.



Total area: approx. 122.9 sq. metres (1322.9 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 were measured 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.

Cheyney View, Shrewsbury Road, Edgmond, TF10 8HT



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!

Newport Branch: 30 High Street, Newport

Tel: 01952 820239

Email: 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.