



27 Blymhill Common, Shifnal, TF11 8JP
Offers In The Region Of £700,000

27 Blymhill Common is not just a home; it is a sanctuary that combines the tranquillity of rural living with the comforts of modern amenities. With its picturesque surroundings and thoughtful design, this property is a must-see for anyone looking to embrace a peaceful lifestyle in a beautiful setting.

Reception Hall

Entering into a large welcoming reception hall, giving access to all ground floor living accommodation and stairs to the first floor.

Lounge

Featuring a large, inset bay double-glazed window, a fitted wood burner, radiator and central light fitting.

Snug

Accessed from the lounge through an archway opening, a cosy living room with views to the front and side of the property.

WC

Ground-floor cloakroom, with a low-level flush WC, basin and frosted glass double-glazed window. Storage cupboard housing the oil boiler.

Laundry Room

A handy laundry room, with plumbing for appliances such as a washing machine and a tumble drier. Worktop space and fitted sink, with the benefit of a block salt water softener. Access to the rear of the property.

Kitchen/Breakfast Area

A beautifully designed open-plan room, perfect for entertaining with a spacious kitchen and generous dining area. Comprised of fitted wooden wall and base units topped with white countertops, providing ample storage and work space. A large fitted Range cooker with an overhead extractor hood. An integrated dishwasher, a sunken one and half sink drainer, with a handy built-in waste disposal plug, and tiled splash areas. Filled with natural light from three double-glazed windows, with added lighting from flush ceiling spotlights and under-cupboard lighting.

Boot Room

Leading off the kitchen, a useful space which could serve as a boot room or a pantry area. Large double-glazed windows and access to the rear of the property.

Conservatory



Flooded with natural light from the large windows and French doors to the patio, a real summer suntrap with views over the rear garden. Accessed via the kitchen and dining room, creating a flowing feeling through the downstairs of the property.

Dining Room

A grand dining room, with a front facing double-glazed window and sliding glazed doors opening into the conservatory.

Stairs and Landing

Straight staircase leading to the first floor landing, which features a little nook that's currently set up as a study area, storage cupboard and access to all living accommodation.

Bedroom One



Front elevation, large double bedroom with two windows, built-in wardrobe space, two radiators and ceiling light fitting.

Bedroom Two

Rear elevation double bedroom, with two windows, radiator and ceiling light fitting.

Bedroom Three

Rear elevation L-shaped double bedroom, with two windows, exposed beams, feature fireplace, two radiators and ceiling light fitting.

Bedroom Four

Front elevation single bedroom, with two windows, radiator and ceiling light fitting.

Bedroom Five/Dressing Room

Rear elevation room, currently used as a dressing room with three built-in wardrobe units, a storage cupboard, window, radiator and ceiling light fitting. Could serve as a fifth bedroom.

Bathroom

Good-sized family bathroom featuring a fitted panel bath and overhead electric shower with surrounding tiled walls, WC, pedestal basin, window, light fitting and cupboard containing the hot water tank.

Shower Room

Featuring a chrome and glass electric shower unit, WC, pedestal basin, window, radiator and ceiling light fitting.

Garden



Large, manicured, raised lawn with planted borders and established hedgerows. The garden also features a raised decked area and patio area underneath an oak pergola.

Garage

A double garage, featuring an inspection pit, units and storage racking, with a second level providing a further storage area. There are also solar panels installed on the roof.

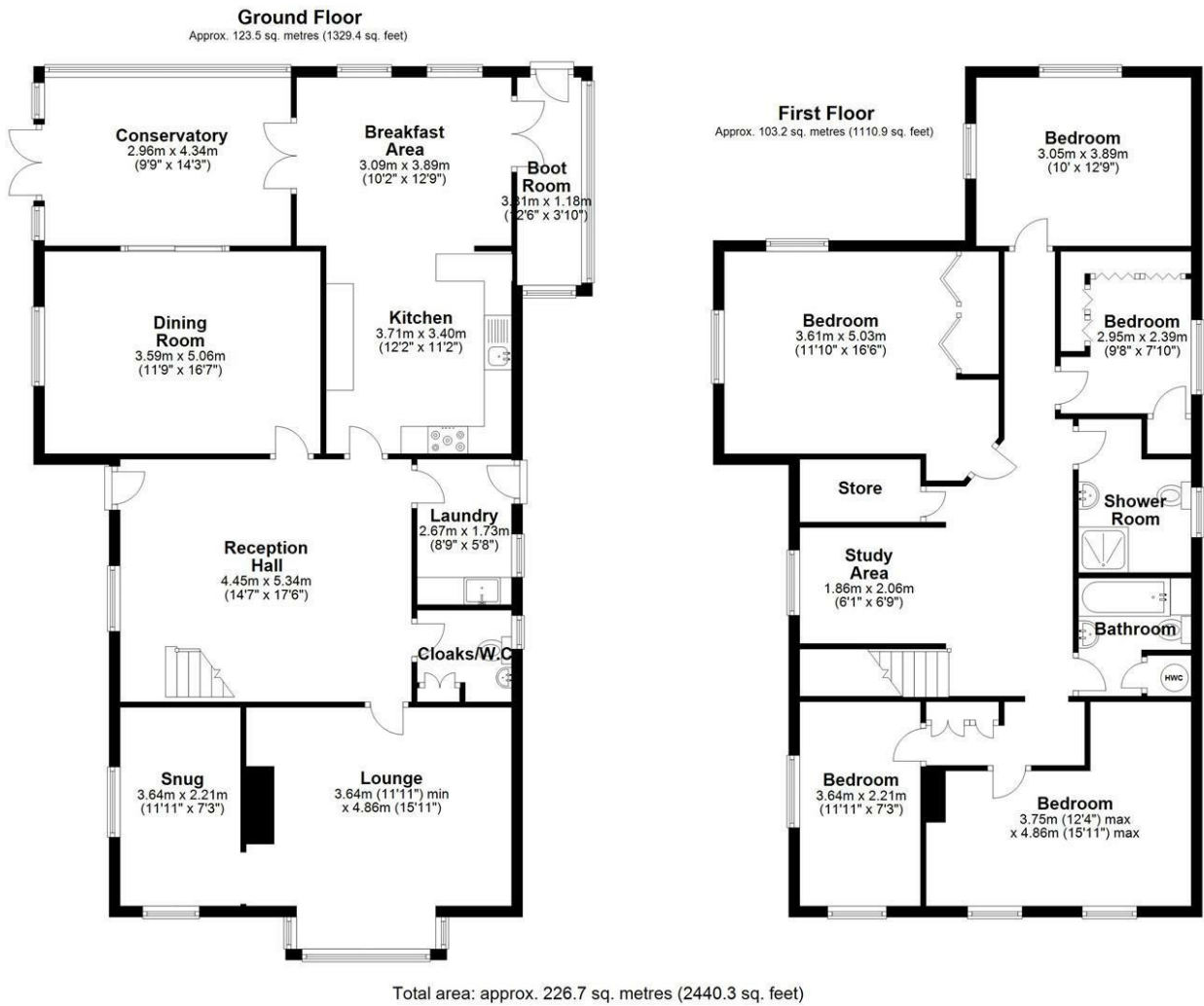
Outbuildings

The property benefits from a number of outbuildings; those being a shed at the top of the garden, a workshop/office building with solar panels installed on the roof, and a large garage.

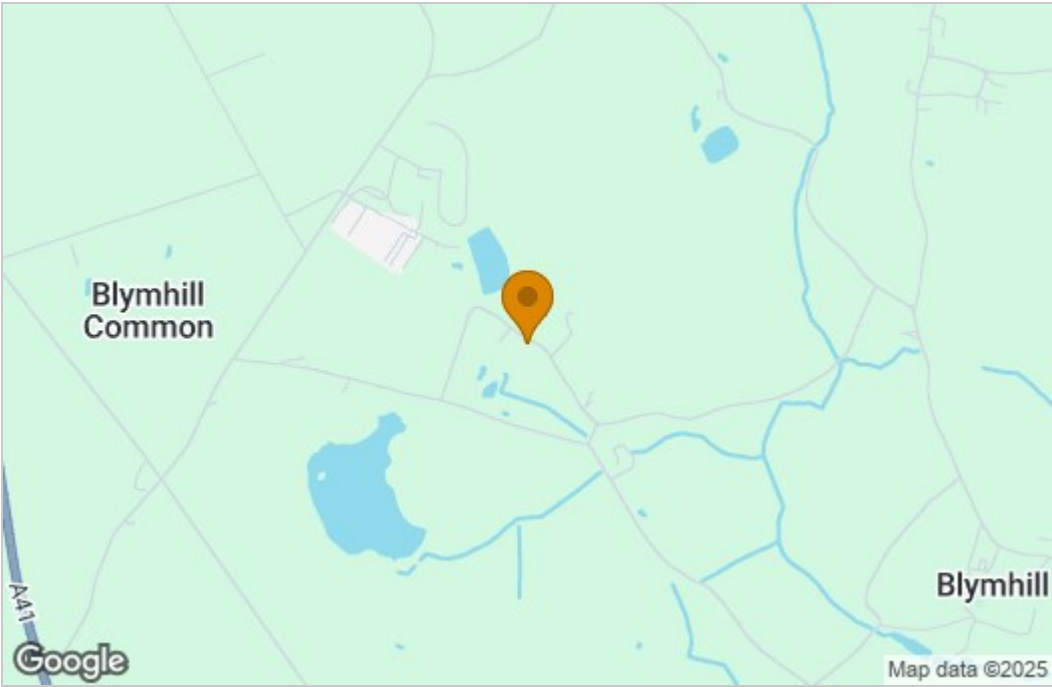
Driveway

Gravelled driveway providing parking for multiple cars, accessed through electric wooden double gates. There is the added bonus of an electric car charging port.

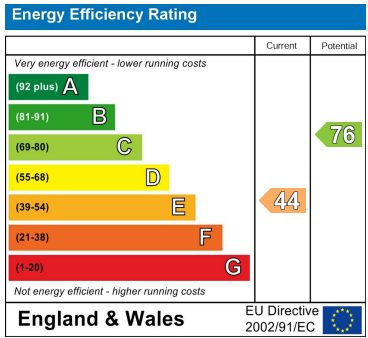
Floor Plan



Area Map



Energy Efficiency Graph



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