



12 Larch Grove, Shifnal, Shropshire, TF11 8FJ

BERRIMAN
EATON

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An attractive, double fronted modern family home which has well balanced and well proportioned living accommodation over two storeys with a particularly impressive living kitchen

LOCATION

Larch Grove is part of a modern development lying just off Old Coppice Green Road in a sought after and highly regarded location on the periphery of Shifnal Town Centre.

Shifnal provides a full complement of local amenities which are ideal for everyday needs and the further, more extensive amenities afforded by Telford, Wolverhampton and Bridgnorth are all within easy travelling distance.

Communications are excellent with Shifnal Train Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 (J4) facilitates fast access to the entire motorway infrastructure. Furthermore the area is well served by schooling in both sectors.

DESCRIPTION

12 Larch Grove is a well appointed family home with surprisingly spacious living accommodation over two floors. The property stands at the head of a small cul-de-sac with no passing traffic and a delightful matured, green outlook to the front.

The house has been well maintained over the years and benefits from double glazing, gas fired central heating and well appointed kitchen and bathroom suites. There is ample parking outside and a charming garden to the rear.

ACCOMMODATION

A composite front door opens into the HALL with laminated flooring, a useful cloaks and storage cupboard and a well appointed GUEST CLOAKROOM with a white suite of WC and corner wash basin with tiled splash back, integrated ceiling light and laminated flooring. The LOUNGE is a well proportioned living room with a light corner aspect with double glazed windows to both the front and side and a feature panelled wall with wiring for a wall mounted TV and a contemporary wall hung electric fire. There is a SITTING ROOM with a double glazed window to the front and wiring for a wall mounted TV with the focal point of the ground floor being the superb LIVING / DINING / KITCHEN. The kitchen area has a full range of contemporary gloss fronted wall and base mounted cabinetry with a stainless steel sink, a six ring stainless steel gas hob with stainless steel extraction chimney above, an integrated double electric oven, an integrated dishwasher and an integrated fridge and freezer, an understairs pantry together with a breakfast bar. There is ample room for both seating and dining areas with the entire room benefitting from laminated flooring, integrated ceiling lighting and double glazed windows and French doors to the garden. There is an adjoining LAUNDRY with plumbing for a washing machine, space for a tumble dryer, a concealed wall mounted Ideal gas fired central heating boiler, laminated flooring and a double glazed side door to the drive.

A staircase from the hall rises to the part galleried first floor landing with integrated ceiling lighting, access to the roof space and an airing cupboard with pressurised hot water cylinder and slatted shelf. The PRINCIPAL SUITE has a large double bedroom with a light corner aspect with double glazed windows to the side and front, a wide bank of fitted wardrobes, wiring for a wall mounted TV and a well appointed EN-SUITE SHOWER ROOM with a fully tiled shower with rainfall head and separate hose, pedestal basin and WC, part tiled walls, laminated flooring, a double glazed window and a chrome towel rail radiator. BEDROOM TWO is a good double room in size with a double glazed window to the front, built in wardrobe and wiring for a wall mounted TV. BEDROOM THREE is a double room in size with a double glazed window overlooking the rear garden, wiring for a wall mounted TV and built in wardrobes and BEDROOM FOUR is also a good room in size with a double glazed window overlooking the rear garden and built in wardrobes. The BATHROOM has a well appointed suite with a panelled bath, pedestal basin and WC, part tiled walls, laminated flooring and a double glazed window.

OUTSIDE

12 Larch Grove stands at the head of a small cul-de-sac with no passing traffic and there is a front lawn and DRIVEWAY to one side providing ample off street parking. There is a GARAGE and gated side access to the superb rear garden which is of an excellent size for a property of this nature with a large, shaped lawn with a large patio laid in porcelain tiles with a further hot tub terrace to the rear, a shaped lawn, a further corner seating terrace.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND E – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile – Ofcom checker shows three of the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

ESTATE CHARGE

There is an estate charge which is payable every six months of £149.45. The total for the year would be £298.90.

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Guide Price
£499,950

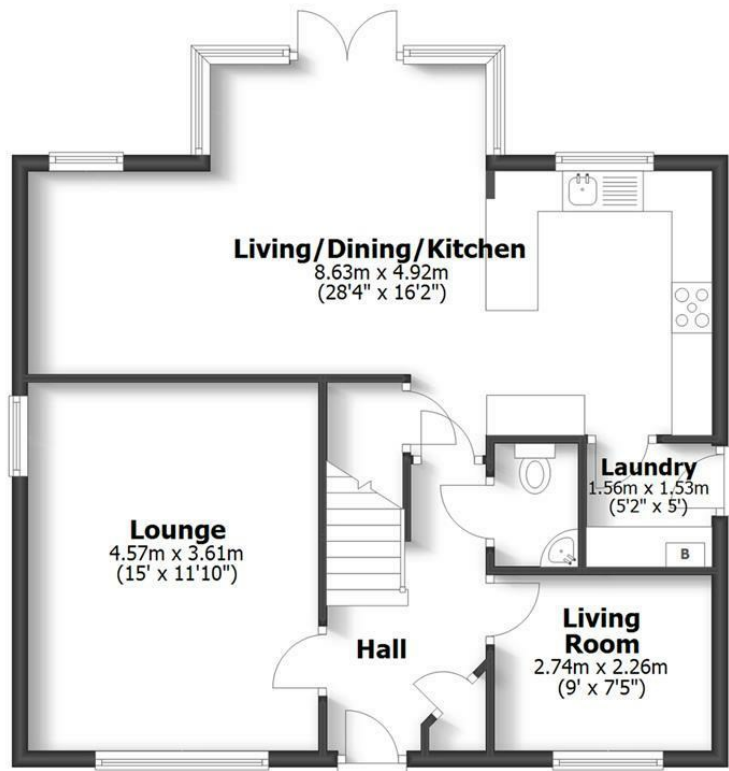
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

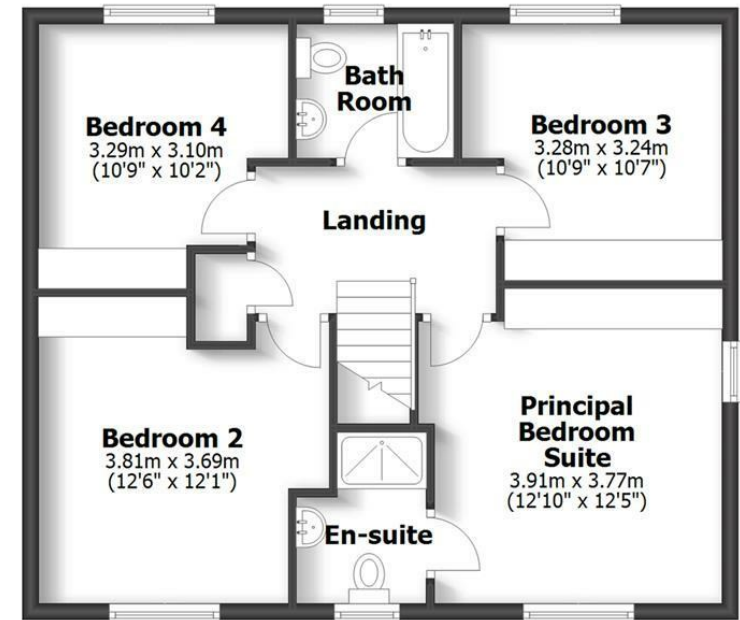
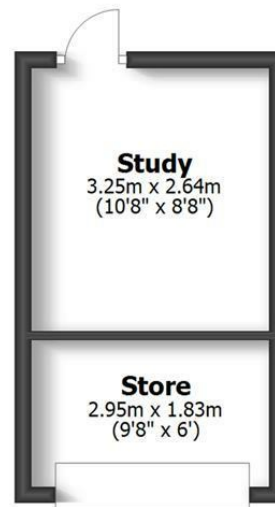


12 LARCH GROVE
SHIFNAL

HOUSE: 127.3sq.m. 1370sq.ft.
 STUDY/STORE: 14.3sq.m. 154sq.ft.
TOTAL: 141.6sq.m. 1524sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

