



7 Manor Close, Shifnal, TF11 9AJ

BERRIMAN
EATON

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An attractive four bedroom detached property providing superb accommodation standing in a sought after location

LOCATION

The property is situated in the popular established residential locality of Shifnal and stands on the edge of town with views of the countryside. The market town offers a wide range of amenities including a variety of shops, pubs, restaurants and cafes, primary and secondary schooling, sports facilities and places of interest. There is also excellent public transport links including a train station with direct services to Shrewsbury and Birmingham and the M54 is within easy reach.

DESCRIPTION

7 Manor Close is a beautifully presented four bedroom detached property providing rooms of generous proportion throughout. The property has been extended to the side to provide a superb living-kitchen, dining area and benefits from a second reception room, laundry, downstairs WC to the ground floor and to the first there are four bedrooms one with an ensuite and a well-appointed family bathroom. There are two driveways to the front providing off street parking a garage affording ample storage space and gated side access to the rear garden.

ACCOMMODATION

A composite door opens into the PORCH having tiled floor, double glazed windows and a further door to the ENTRANCE HALL with laminate flooring and a GUEST CLOAK ROOM providing understairs storage space, WC, wash hand basin and a double glazed window to the side. The spacious LOUNGE has a coved ceiling, feature fireplace with a gas fire and a double glazed window to the front. There is a splendid LIVING KITCHEN DINING ROOM comprising a comprehensive range of wall and base gloss units with fitted work top and tiled splash back, integrated appliances including double oven, four ring electric hob with extractor fan above, dishwasher, fridge freezer, sink and drainer unit, inset ceiling down lighters, TV point, double glazed window and skylights to the front and rear and double glazed French doors to the rear. The sizable LAUNDRY has base units with fitted work top, stainless steel sink and drainer unit, space for a washing machine and tumble dryer, a recently installed wall mounted Ideal gas boiler, double glazed window to the rear and door to the side.

The first floor LANDNING features a double glazed window to the side, a good size storage cupboard and access to the loft. The PRINCIPAL BEDROOM is a double room with coved ceiling, fitted wardrobe with mirror sliding doors, double glazed window to the side and an ENSUITE, tiled shower cubicle with rainfall shower and separate shower attachment, WC, vanity unit with cupboard and wash hand basin and inset ceiling down lighters. BEDROOM TWO is generously proportioned with a double glazed window to the front and fitted wardrobe. BEDROOM THREE is a double room with double glazed window to the rear and BEDROOM FOUR has a double glazed window to the rear elevation. The FAMILY BATHROOM is well appointed with a panelled bath and shower, WC, wash hand basin, heated towel rail and double glazed windows to the rear.

OUTSIDE

The property stands in a generous corner plot with a DRIVEWAY providing off street parking, a shaped lawn and GARAGE with electric roller shutter door. There is gated access on both sides to the REAR GARDEN with a paved terrace, lawn area and three brick built garden stores.

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 / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers are likely to cover outside with limited coverage inside

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

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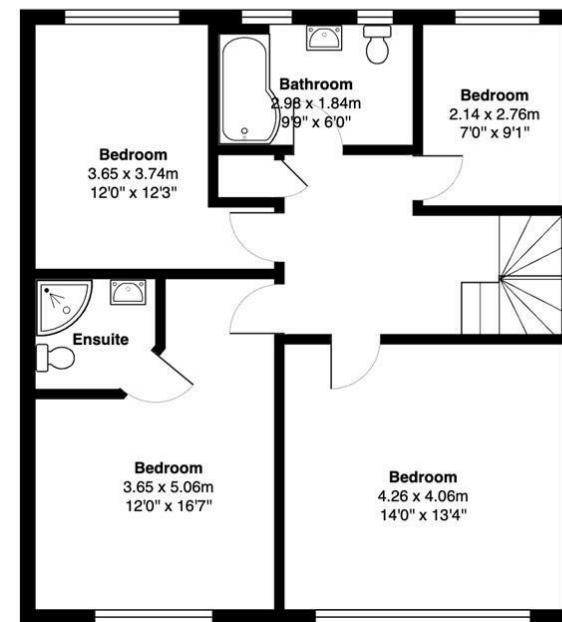
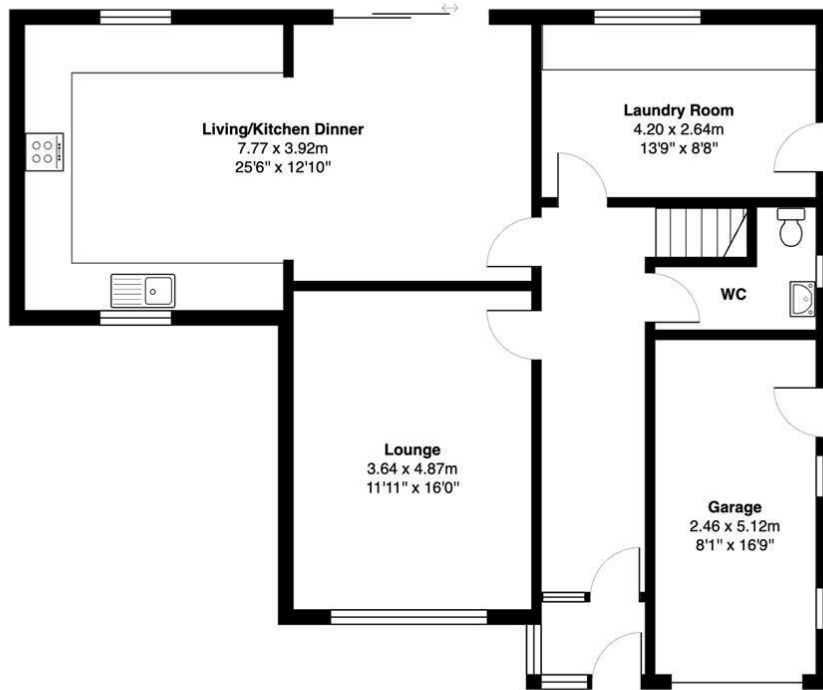
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Offers Around
£475,000

EPC: D

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.



Total Area: 166.0 m² ... 1787 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

