



Spring View, Haughton Lane, Shifnal, Shropshire, TF11 8HW

BERRIMAN
EATON

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A recently refurbished, surprisingly spacious an exceptionally well located former bungalow with charming, open views to the front and standing in a large plot

LOCATION

Haughton Lane has long since been considered to be one of the most sought after addresses within Shifnal which is an affluent Shropshire village which provides a full complement of local facilities which are ideal for everyday needs.

Communications are excellent with Shifnal Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 (J4) being within a few minutes drive facilitating fast access to the entire motorway network. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

Spring View is an attractive, dormer residence which has recently been refurbished with the installation of new kitchen and bathroom suites and a new gas fired central heating boiler, the replacement of many of the windows together with complete redecoration and new floor coverings having been fitted.

The accommodation is particularly spacious and versatile in use with a superb principal living room and garden room being the focal point of the living spaces together with an excellent principal bedroom suite with large dressing room and en-suite shower room together with a further bedroom and en-suite shower room to the ground floor in addition to a guest cloakroom and a breakfast kitchen. There is a third bedroom suite to the first floor together with bedroom four / study and the house stands in a large plot with sweeping lawns and matured gardens. There is a delightful open aspect to the front and, overall, the property is one of much distinction.

ACCOMMODATION

Glazed double doors with glazed panels to either side open into the PORCH with a leaded front door with glazed and leaded side panels opening into the HALL with three separate cloaks and storage cupboards and a refitted GUEST CLOAKROOM with WC and vanity unit with wash basin beneath and a rear window. The LOUNGE is a superbly proportioned living room with a light corner aspect with a window to the front with views over open ground together with a bay window to the side and French doors to the garden, a recessed fireplace with wood burning cast iron stove with granite hearth, coved ceiling and wiring for wall lights. There is a DINING KITCHEN with a range of recently fitted wall and base mounted cabinetry, a range style cooker with extraction chimney above, an integrated microwave, an integrated dishwasher, an integrated fridge and freezer, a concealed recently installed gas fired central heating boiler, windows to the side and a garden door and integrated ceiling lighting. Double doors and glazed side panels open into the GARDEN ROOM which is a superb further living or dining area with a light triple aspect with views over the garden and a garden door, wooden flooring, a vaulted ceiling with two roof lights and a corner wood burning cast iron stove.

The PRINCIPAL SUITE has a large double bedroom with a walk in bow window to the front with open views and ceiling coving and a door into a DRESSING ROOM with a window to the front, a wide bank of fitted wardrobes and knee hold dressing table and a door to the refitted EN-SUITE SHOWER ROOM with a shower cubicle and vanity unit with inset wash basin with cupboard beneath, WC with concealed flush, a chrome towel rail radiator and integrated ceiling lighting. The SECOND BEDROOM SUITE has a double bedroom with a window overlooking the rear garden and an EN-SUITE BATHROOM which has been refitted with a panelled bath, vanity unit with inset wash basin with cupboards beneath and WC with conceal flush, a chrome towel rail radiator, integrated ceiling lighting and a rear window.

Stairs with turned balustrading rise to the upper floor landing. the THIRD BEDROOM SUITE has a double bedroom with a vaulted ceiling and a dormer window overlooking the rear garden, under eaves storage cupboards and an EN-SUITE SHOWER ROOM with a fully tiled shower, vanity unit with wash basin with cupboard beneath and WC with concealed flush, roof light and chrome towel rail radiator. BEDROOM FOUR / STUDY has a vaulted ceiling with roof light, a fitted wardrobe and built in under eaves cupboards.

OUTSIDE

The property stands behind a wide frontage with a DRIVEWAY laid in tarmacadam providing ample off street parking. There is a shaped front lawn and an open aspect to the front with a gravelled path leading to the side of the house through wrought iron railings and gate to the SIDE AND REAR GARDENS which are laid to lawn with a matured and private rear backdrop, gravelled terrace and a further paved patio.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – 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 three of the four main providers have limited coverage indoors with all four having likely coverage outdoors.

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

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Offers Around
£599,950

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.



SPRING VIEW HAUGHTON LANE, SHIFNAL



TOTAL: 171.5sq.m. 1845sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



