



29 Bluebell Way, Shifnal, TF11 8FD

BERRIMAN
EATON

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Is a well presented four bedroom detached property standing in a quiet cul-de-sac close to the centre of Shifnal

LOCATION

29 Bluebell Way forms part of a modern development which lies within walking distance of the centre of Shifnal which is a highly regarded Shropshire former market town. Shifnal provides a full complement of local facilities which are ideal for everyday requirements and Shifnal is well served by schooling in both sectors.

Communications are excellent with Shifnal train station providing direct services to Shrewsbury, Birmingham and beyond and the M54 is within a few minutes drive facilitating fast access to the entire motorway network.

DESCRIPTION

29 Bluebell Way is a well-proportioned, detached modern family home which provides well-balanced living accommodation over both ground and first floors.

The house has been well-maintained over the years and benefits from kitchen and bathroom suites of quality and tasteful décor throughout.

There are double glazed windows and gas fired central heating. The garage has been improved since it was first built as it has been used as a workshop.

ACCOMMODATION

A composite front door with inset leaded light opens into the HALL with stairs rising to the first floor. The LOUNGE is a good sized living room with a window to the front, ceiling cornice, decorative panelling to one wall and a door opening into the DINING KITCHEN. The kitchen area has contemporary wall and base mounted cupboards with a range of integrated appliances including a four ring gas hob with stainless steel extraction chimney above, a built in Bosch double electric oven, a Zanussi fridge and freezer and a Neff dishwasher, a stainless steel sink and a window overlooking the rear garden. The dining area has French doors to the garden and a useful understairs cloaks and storage cupboard. There is a LAUNDRY with plumbing for a washing machine and space for a tumble dryer, stainless steel sink, a concealed wall mounted Potterton gas fired central heating boiler, a composite door to the garden and a door to the CLOAKROOM with a white suite, WC and corner wash basin with tiled splash back and a side window.

The first floor landing has access via a loft ladder to the part boarded roof space and a cupboard with a pressurised hot water cylinder. The PRINCIPAL SUITE has a double bedroom with a bank of fitted wardrobes, a window to the front and an EN-SUITE SHOWER ROOM with a fully tiled shower, WC and vanity unit with wash basin standing on a vanity unit with cupboard beneath and tiled splash back, a window and a chrome towel rail radiator. There are THREE FURTHER BEDROOMS, all of which are double in size and a BATHROOM with a white suite with a panelled bath with shower over, WC and wall hung wash basin with tiled splash back, a window and a chrome towel rail radiator.

OUTSIDE

There is a DRIVEWAY to the front providing off street parking and a front lawn with a gated, paved path leading to the REAR GARDEN which has a part covered paved rear patio with a wall mounted heater providing a superb all weather seating and dining area, a circular lawn beyond with stocked beds and borders, a garden shed and a tree studded back drop. There is an external water supply and external sockets.

The GARAGE has an elevating door, ceiling lighting, work bench with cupboards beneath, ample power sockets together with a 16 amp supply and has been used as a workshop.

ESTATE CHARGE

The estate charge is paid monthly at £34.97 for six months of the year totalling £209.82 for the whole year.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – 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 two of the four main providers have likely 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
£385,000

EPC: B

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.



29 BLUEBELL WAY SHIFNAL

HOUSE: 102.9sq.m. 1108sq.ft.
GARAGE: 16sq.m. 172sq.ft.
TOTAL: 118.9sq.m. 1280sq.ft.

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



