



1-4 Almshouses Tong Village, Shifnal, TF11 8PP

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A rare development opportunity provided by four self contained Grade II Listed one bedroom properties standing in a generous plot in the centre of a sought-after and historic Shropshire village

LOCATION

Tong is a small Shropshire hamlet with many fine, period homes and a Norman church. Tong lies within easy reach of village centre of Albrighton with its comprehensive range of shopping facilities and there is a Marks & Spencer's Food Hall accessible even closer in Cosford.

Communications are excellent with the A41 corridor facilitating fast access to Newport and Wolverhampton, the M54 being nearby (J3) facilitating fast access to Shrewsbury, Birmingham and beyond and rail services running from Cosford Station with direct connections to Birmingham.

The area is particularly well served by schooling in both sectors with Wolverhampton Grammar School, Adams Grammar School in Newport and Newport Girls High School, Stafford Grammar School and all the Shrewsbury Schools being worthy of note.

DESCRIPTION

Tong Almshouses is Grade II Listed for its architectural merit and is an attractive, period single storey residence which currently comprises of four self contained one bedroom properties which have previously been tenanted for many years.

The opportunity now exists for the refurbishment of the properties in their current format, or for redevelopment of the building to suit individual buyers requirements, subject to gaining all of the usual and necessary planning permissions and consents.

ACCOMMODATION

Each of the four properties at Tong Almshouses benefits from a living room, a small kitchen, a bedroom and a bathroom.

OUTSIDE

Tong Almshouses stand behind a low built sandstone wall with a wrought iron gate opening onto a central courtyard with lawned areas and paved paths leading to the front door of each residence. An open, gabled arch from the courtyard leads to the rear garden which is laid to lawn with surrounding beds, a brick built store and a timber garden shed.

We are informed by the Vendors that mains electricity, water and drainage are connected.

COUNCIL TAX BAND A – 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 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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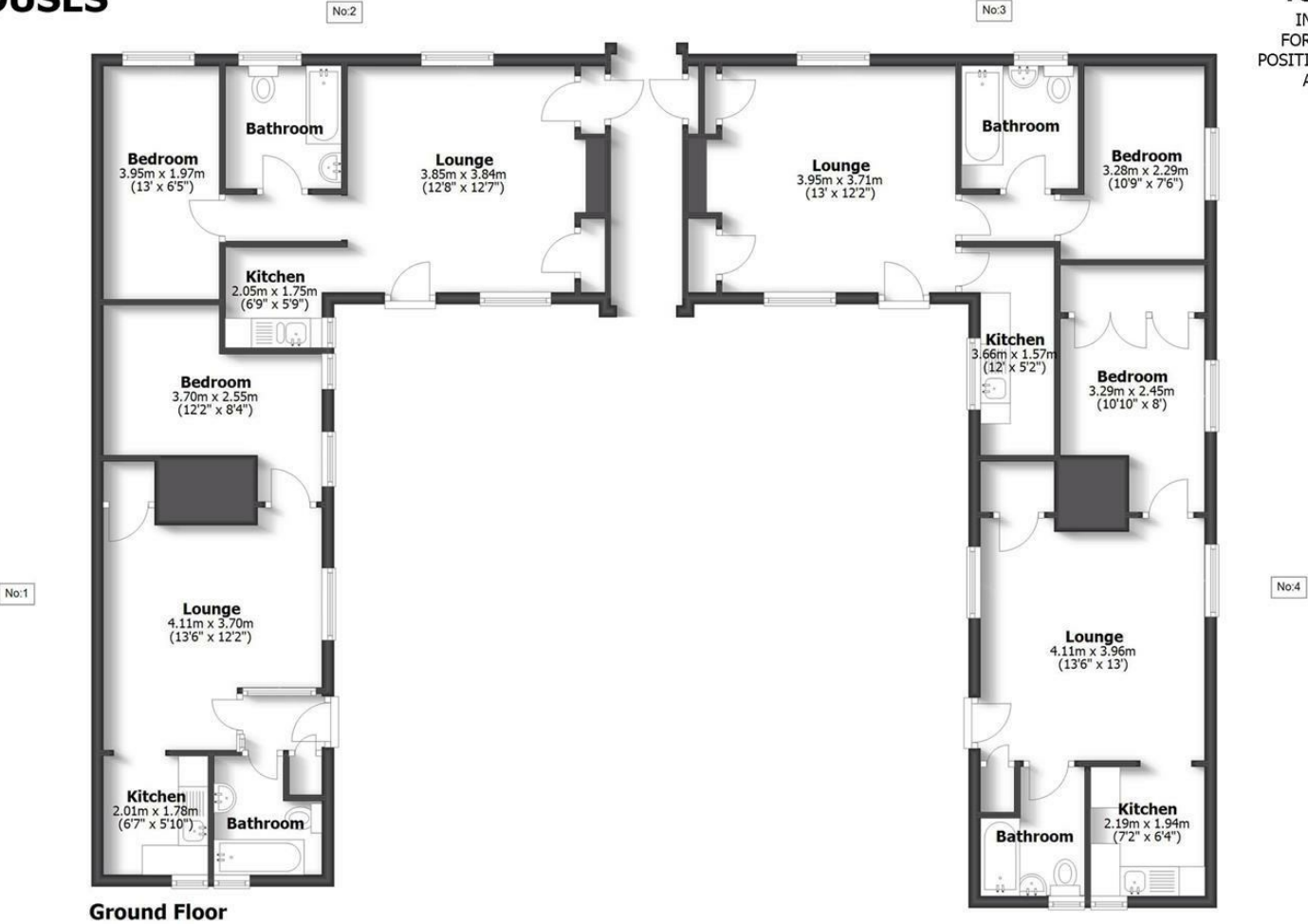
www.berrimaneaton.co.uk

Offers Over
£250,000

EPC:

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.

1-4 ALMS HOUSES
TONG



TOTAL: 141.4sq.m. 1523sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

