



Bridge Cottage Houghton Village, Shifnal, TF11 8HR

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Bridge Cottage has been in the family for approximately 100 years and is a rare opportunity to buy a property for improvement in a prime location. It would benefit from a scheme of refurbishment giving buyers the opportunity to make it their own. And there is ample scope to extend (STPP) and a total plot size of almost half an acre in total.

LOCATION

Haughton 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

Bridge Cottage is well screened from the road with parking and a garage at the rear. The property has been owned by the same family for approximately 100 years and in that time beautiful gardens have been planted. The cottage itself would now benefit from a comprehensive scheme of refurbishment and could be extended subject to gaining all of the usual and necessary consents and permissions.

ACCOMMODATION

A wooden front door opens into the HALL with quarry tiled flooring and a door opens into the LOUNGE with parquet flooring, picture rail and an open grate fire set in a brick surround and windows to two elevations. The DINING ROOM has quarry tiled flooring, beamed ceiling, a window to the rear garden, a brick fireplace, stairs to the CELLAR and a small set of stairs rises to the SNUG with exposed rafters and double glazed windows to two elevations. There is an INNER HALL with quarry tiled flooring and a step up to the KITCHEN with quarry tiled floor, exposed beam, windows to two elevations and an external door.

Stairs from the hall rise to the first floor landing with three windows overlooking the garden, storage cupboards and wooden flooring. BEDROOM ONE is a good size double with wooden flooring, an open grate fire with tiled surround, exposed rafter, windows to two elevations and storage cupboards. BEDROOM TWO is double in size with windows to two elevations, wooden flooring and an open grate fire with tiled surround. The BATHROOM is an excellent size with a stand alone bath, wash basin and WC.

OUTSIDE

Bridge Cottage sits well within its plot with gardens to all sides. There are rose beds, fruit trees and

screening hedges, a kissing gate to the road and there is a drive to the rear and a GARAGE.

There is a total plot size of approximately 0.44 acres.

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 and on the edge of a conservation area.
Broadband – Ofcom checker shows Standard and Superfast are available
Mobile – Ofcom checker shows three of the four main providers have limited coverage indoors with one having likely coverage and all four have 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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£575,000

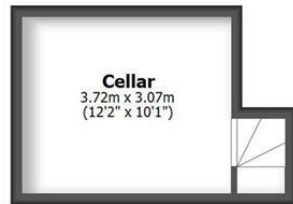
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.

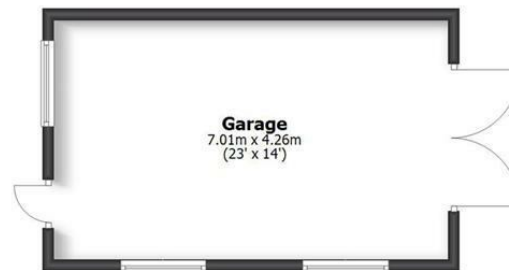


BRIDGE COTTAGE

HAUGHTON VILLAGE, SHIFNAL



Cellar

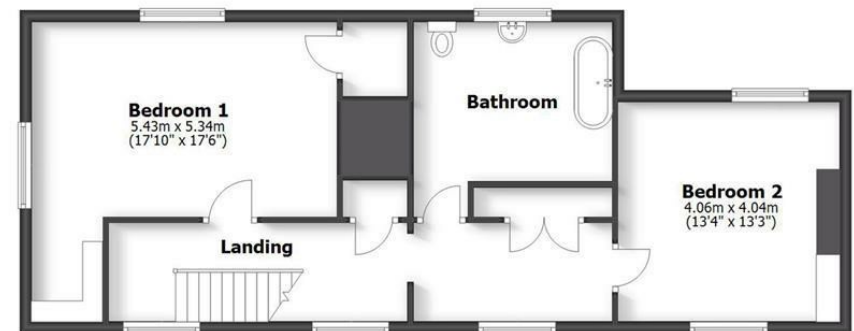


HOUSE: 156.3sq.m. 1682sq.ft.
CELLAR: 12.8sq.m. 137sq.ft.
GARAGE/STORES: 42.5sq.m. 458sq.ft.
TOTAL: 211.6sq.m. 2277sq.ft.

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

