



Cross Keys House, 62 Broadway, Shifnal, TF11 8AZ

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A charming, period family home offers spacious accommodation throughout, standing in a surprisingly generous plot with well established rear garden enjoying a good degree of privacy

LOCATION

Shifnal is a small Shropshire town standing in an easily accessible and commutable position with excellent motor communications afforded by the nearby M54 (Junction 4) together with local rail services from Shifnal station.

Shifnal benefits from a comprehensive range of everyday shopping facilities and excellent leisure amenities and is within easy travelling distance of Telford, Wolverhampton, Shrewsbury and Bridgnorth.

DESCRIPTION

62 Broadway is a charming mid-terrace period three storey property with a handsome, double-fronted facade and spacious and flexible accommodation throughout.

The property has had an interesting history and is believed to have been, at one time, a 'beer house', in more recent times has operated as a Guest House and is currently used as a lovely, welcoming family home.

There is a large garden with parking to the rear, and it is felt that there is potential for development of this land, subject to gaining all the usual necessary permissions and consents. The land could accommodate single storey leisure facilities to complement the family home or could, potentially, provide separate residential single storey accommodation or office / commercial building.

The house is tastefully appointed throughout with wonderful accommodation of authentic period charm and character which blends superbly well with modern appointments including gas fired central heating and double glazed window

ACCOMMODATION

A panelled front door opens into a SITTING ROOM with walk-in double glazed bay to the front, exposed brick chimneybreast with open fire, wooden flooring and beamed and raftered ceiling. There is a LOUNGE with a walk-in double glazed bay to the front, living flame gas stove with pine surround and slate hearth, polished wooden flooring and beamed and raftered ceiling. An INNER HALL has wooden flooring and a rear window and there is a CLOAKROOM and in the centre of the house is a FAMILY ROOM with exposed brick chimneybreast with solid fuel burning stove, polished wooden flooring, beamed ceiling and French doors to the garden. The KITCHEN has a full range of Shaker style wall and base mounted units and co-ordinating centre island, space for a range style cooker with extraction chimney above, integrated dishwasher, integrated fridge, integrated ceiling lighting and an adjoining DINING/CONSERVATORY which is fully double glazed with French doors to the garden and a door to the LAUNDRY.

Stairs from the family room rise to the galleried LANDING with a decorative, cast iron fireplace with tiled hearth and airing cupboard. The SECOND BEDROOM SUITE has a double bedroom with comprehensive range of fitted wardrobes, two double glazed windows and a shower room with a modern, white suite. The THIRD BEDROOM SUITE has a double bedroom with a light, through aspect, beamed and raftered ceiling, decorative cast iron fireplace, built-in wardrobes and ensuite shower room. The FOURTH BEDROOM SUITE has a double bedroom with polished wooden flooring, beamed and raftered ceiling, a range of built-in cupboards, well-appointed ensuite shower room with white suite.

A staircase rises to the upper floor which is arranged to provide a fine PRINCIPAL BEDROOM SUITE with a double bedroom with beamed ceiling, a dressing room with a range of built-in wardrobes and knee-hole dressing table with drawers to either side and a well-appointed bathroom with panelled bath with shower over.

OUTSIDE

The property has a wide facade with an elegant, double bay frontage.

To the rear is a well secluded WALLED GARDEN with shaped lawns, extensive paved patios and gravelled terrace, rockery garden and an open arch to a further area of garden with shaped lawns and pathway to gated access to the rear DRIVEWAY.

We are informed by the Vendors that all mains services are connected.

COUNCIL TAX BAND C – 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 date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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

The long term flood defences website shows very low risk.

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www.berrimaneaton.co.uk

Offers Around
£635,000

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.

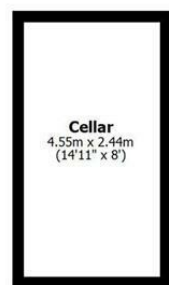


CROSS KEYS HOUSE

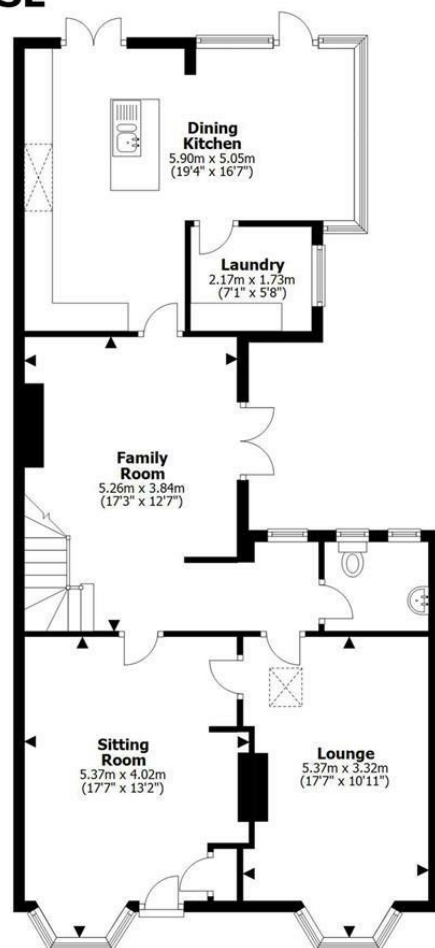
62 BROADWAY, SHIFNAL

HOUSE: 187.9sq.m. 2022sq.ft.
GARAGE: 11.1sq.m. 119sq.ft.
TOTAL: 199sq.m. 2141sq.ft.

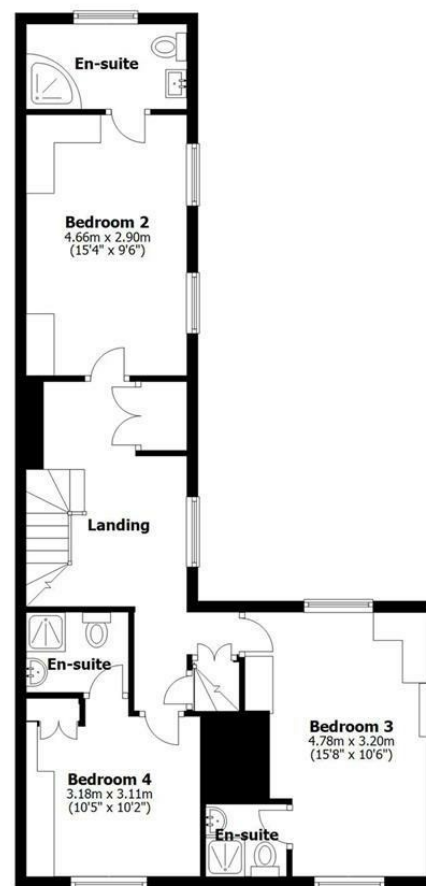
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



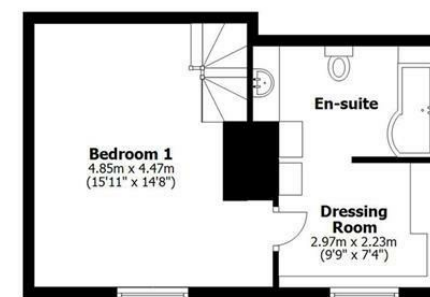
Cellar



Ground Floor



First Floor



Second Floor

