

6 Market Place, Shifnal, TF11 9AZ

BERRIMAN
EATON

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LOCATION
The property stands in the centre of Shifnal which provides a full complement of local amenities which are ideal for everyday needs and the further, more extensive amenities afforded by Telford, Wolverhampton and Bridgnorth are all within easy travelling distance.

Communications are excellent with Shifnal Train Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 (J4) facilitates fast access to the entire motorway infrastructure. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION
The property comprises a discreetly positioned and well proportioned bungalow with rooms of generous proportions throughout. The property benefits from double glazing.

ACCOMMODATION
HALL with a useful cloaks and storage cupboard with a wall mounted gas fired central heating boiler and an open door to LIVING ROOM integrated ceiling lighting, double glazed French doors and windows to courtyard, ceiling cornice and open through into KITCHEN with wall and base mounted cream faced units, four ring electric hob with electric oven under and extraction chimney above, stainless steel sink, plumbing and space for a washing machine, double glazed Velux skylight, travertine stone flooring, BEDROOM ONE is double in size with a light corner aspect with double glazed windows to two elevations, integrated ceiling lighting, ceiling cornice and store cupboard. BEDROOM TWO is also double in size with a skylight, ceiling cornice and integrated ceiling lighting. The BATHROOM has travertine stone tiled floor and walls along with a white suite including a bath, WC and basin and a fully tiled shower cubicle, ceiling cornice, skylight, integrated ceiling lighting and chrome towel rail radiator.

OUTSIDE
The property is approached through a shared passage leading off Market Place with a gate opening onto a paved front courtyard. There is a REAR COURTYARD with a paved and timber decked terrace.

TENANCY DETAILS
The property is currently rented out for £625 pcm, the property can be sold with vacant possession.

PLEASE NOTE
There is no parking provision for the property

We are informed by the Vendors that mains water, electricity and drainage and heating is gas LPG
The property is located in the Shifnal Conservation area
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 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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bridgnorth@berrimaneaton.co.uk

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Wombourne Office
01902 326366
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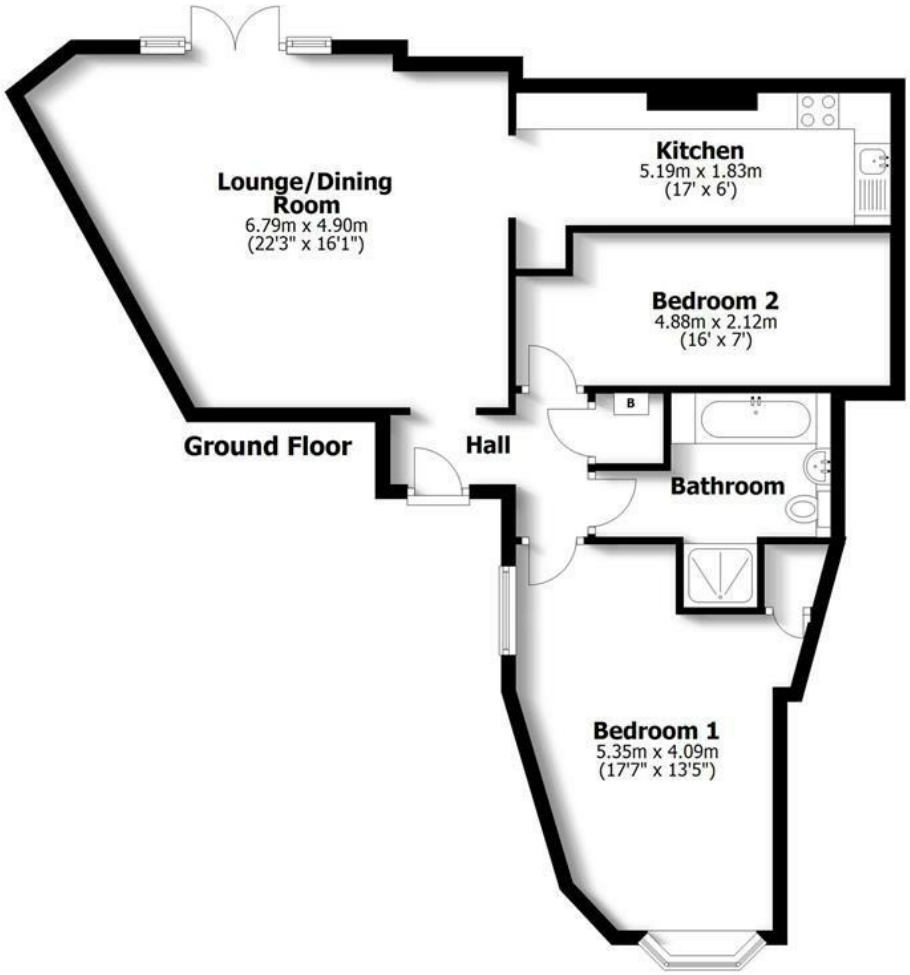
www.berrimaneaton.co.uk

Offers Around
£198,000

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.

6 MARKET PLACE
SHIFNAL



TOTAL: 78.5sq.m. 845sq.ft.

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











