

31 Beech Drive, Shifnal, TF11 8HJ

BERRIMAN EATON



31 Beech Drive, Shifnal, TF11 8HJ

An immaculately presented four-bedroom detached property offering well-proportioned living accommodation throughout, ideally situated in a highly sought-after location.

LOCATION

The property stands in a sought-after residential area within walking distance of the excellent and wide ranging facilities afforded by Shifnal town centre.

Communications are excellent with rail services running from Shifnal station providing fast access to Telford and Birmingham whilst the M54 motorway is easily accessible at junction 4. Shifnal is well served by highly respected schooling with St Andrews primary school and Idsall Secondary School both having fine reputations.

DESCRIPTION

A beautifully presented four-bedroom detached home. The property has been improved and thoughtfully extended by the current owners to offer stylish and modern interiors throughout. To the ground floor there is an L-shaped lounge dining room, dining kitchen, utility room, and a guest cloakroom. Upstairs, there are four well-proportioned bedrooms and two bath/shower rooms.

Externally, the home benefits from off-street parking to the front and a delightful rear garden.

ACCOMMODATION

A double glazed door opens into the HALL with a double glazed front window and GUEST CLOAK ROOM with a WC, wash basin, part tiled walls and a double glazed front window. The L-SHAPED LOUNGE DINING ROOM has engineered wood flooring, double glazed windows to two elevations and double glazed French doors to the rear. A door from the lounge opens into the DINING KITCHEN comprising a range of wall and base mounted units and fitted work surfaces, a centre island with additional cabinetry and breakfast seating, a stainless steel sink and drainer and LVT flooring. There are integrated appliances including a Smeg oven, gas hob and dishwasher, an undercounter fridge, a pantry and double glazed bifold doors to the rear. From the kitchen a door opens into the LAUNDRY having space for a washing machine and tumble dryer, a sink, base cupboards, integrated ceiling lights and a door opening into the store.

The FIRST FLOOR LANDING has an airing cupboard, access to the loft and a double glazed window to the front elevation. The PRINCIPAL BEDROOM SUITE comprises a double room with wall panelling and double glazed French doors opening onto the Juliette balcony. There is an ENSUITE SHOWER ROOM with a walk in shower cubicle with a rainfall shower and a separate hose, a vanity unit with a wash basin and cupboards beneath, WC, heated towel rail, integrated ceiling lighting and a double glazed front window. BEDROOMS TWO AND THREE are both double rooms with double glazed windows and BEDROOM FOUR is a good size room with a built in cupboard and a double glazed rear window. The FAMILY BATHROOM has a panelled bath with a rainfall shower and a separate hose, wash basin, WC, integrated ceiling lights and a double glazed window.

OUTSIDE

The property stands with an attractive frontage behind a gravelled DRIVEWAY providing off street parking, a shaped lawn and a low hedge to border. There is a STORE with ample storage space and an electric roller shutter door. Gated side access on both sides of the house leads to the REAR GARDEN with a paved patio, lawn, hedged borders, stocked beds, there is a range of shrubbery, a decking area and useful garden shed.

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 and Ultrafast are available
Mobile data 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.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£460,000

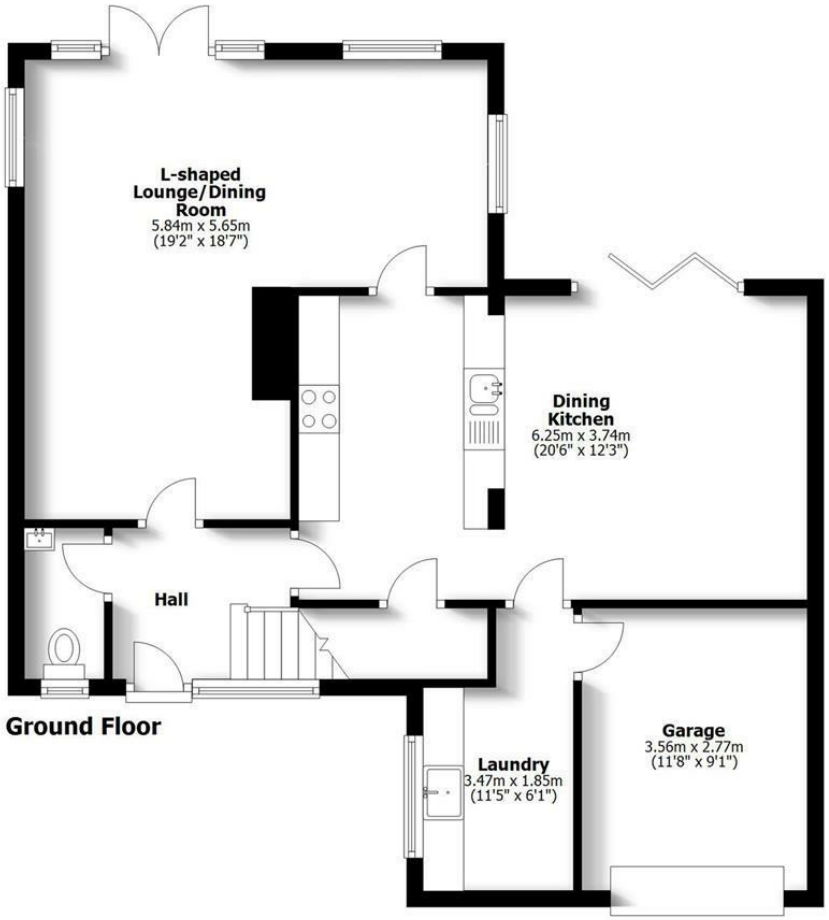
EPC: C

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.

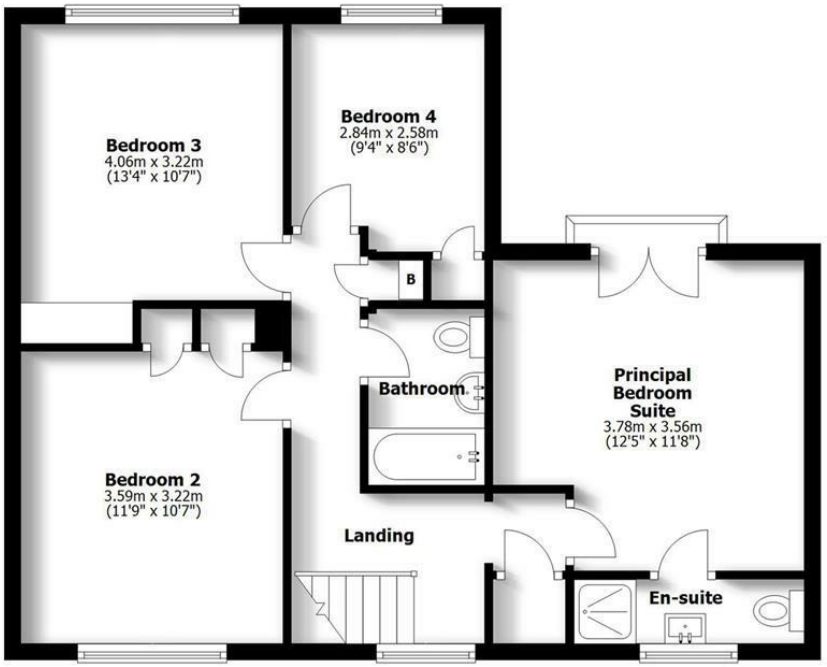





31 BEECH DRIVE
SHIFNAL



Ground Floor



First Floor

HOUSE:	125.7sq.m.	1353sq.ft.
GARAGE:	9.9sq.m.	106sq.ft.
TOTAL:	**135.6sq.m.**	**1459sq.ft.**

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







