

22 Cornwallis Drive, Shifnal, TF11 8UB

BERRIMAN EATON

22 Cornwallis Drive, Shifnal, TF11 8UB

A surprisingly spacious and well-presented three bedroom property standing in a sought after location.

LOCATION

The property sits at the end of a quiet cul-de-sac in Shifnal which is a highly desirable market town with a comprehensive range of local facilities and amenities and is within easy reach of Telford, Wolverhampton and the entire West Midlands. Communications are excellent with rail services running from Shifnal Station, regular buses running from the town centre and the M54 being nearby facilitating fast access to the entire motorway network.

DESCRIPTION

22 Cornwallis Drive is a deceptively spacious and beautifully presented three-bedroom semi-detached property providing generous accommodation. The property has been very well looked after by the current owners and comprises a lounge and open-plan dining kitchen to the ground floor, together with three bedrooms and a modern bathroom to the first floor.

There is off-street parking, a garage, and a well maintained rear garden.

ACCOMMODATION

A double glazed front door opens into the HALL with laminate flooring. The LOUNGE has a double glazed front window and a door leading to the DINING KITCHEN, which is fitted with a comprehensive range of wall and base mounted units with fitted work tops and tiled splash backs. There is a sink and drainer, along with a range of integrated appliances including a fridge, freezer, double oven, electric hob, dishwasher and washing machine. The dining kitchen also benefits from inset ceiling lights, double glazed windows and two side doors providing access to the rear of the property.

The LANDING has an airing cupboard and a double glazed side window. BEDROOM ONE is a double room with fitted wardrobes, a built-in cupboard and a double glazed front window. BEDROOM TWO is also a double room with a double glazed window overlooking the rear elevation. BEDROOM THREE has a double glazed window overlooking the rear elevation. The BATHROOM is fitted with a well-appointed suite comprising a bath with a shower over, WC, wash basin, inset ceiling lights and a heated towel radiator.

OUTSIDE

The property sits behind a block paved and gravelled DRIVEWAY providing off road parking for several vehicles and there is an EV charger. The GARAGE offers ample storage space and has electric light and power and a wall mounted Worcester Bosch boiler. From here a door allows access to the REAR GARDEN which is easily maintained and has a paved patio and a shaped lawn.

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, Superfast and Ultrafast broadband 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 medium risk.

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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.

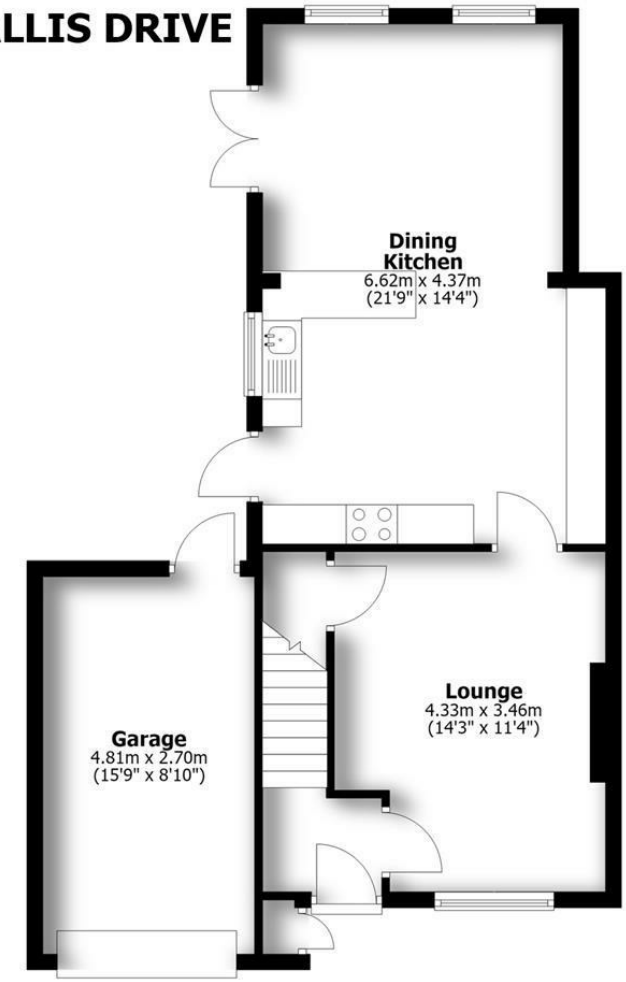




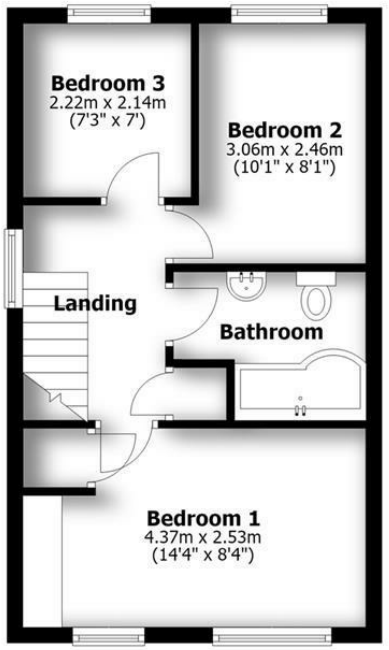

22 CORNWALLIS DRIVE
SHIFNAL

HOUSE:	78.9sq.m.	849sq.ft.
GARAGE:	13.3sq.m.	143sq.ft.
TOTAL:	**92.2sq.m.**	**992sq.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







