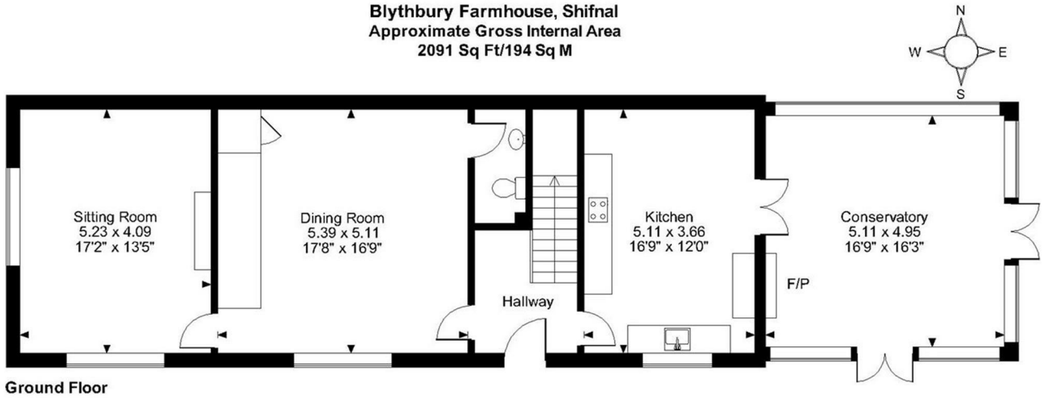
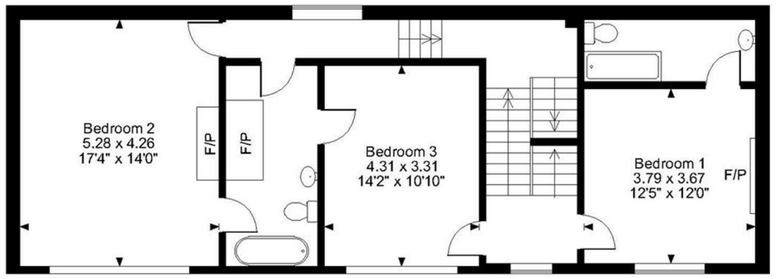
FOR SALE

Blythbury Farmhouse Shifnal, Shropshire, TF11 9PQ

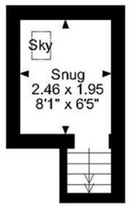
Blythbury Farmhouse, Shifnal
Approximate Gross Internal Area
2091 Sq Ft/194 Sq M



Ground Floor



First Floor

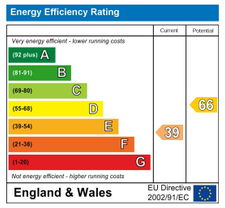


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Performance Rating



Halls 1845

01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com

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FOR SALE

Offers in the region of £450,000

Blythbury Farmhouse Shifnal, Shropshire, TF11 9PQ

Nestled on the serene outskirts of Shifnal, Blythbury Farm House is a delightful semi-detached farmhouse that beautifully combines traditional charm with contemporary living. This spacious home is ideal for families seeking both tranquillity and convenience, offering easy access to excellent transport links.

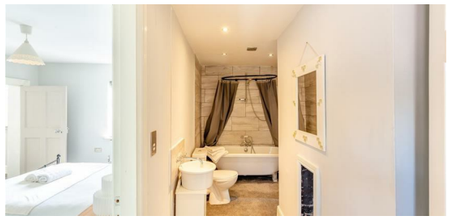






FOR SALE

4 Reception Room/s | 3 Bedroom/s | 2 Bath/Shower Room/s











- Well-Presented
- Total ft² - 1410
- Private Garden
- Close to Amenities
- Semi-Rural Property
- Excellent Transport Links

DESCRIPTION
The property features 3 well-proportioned bedrooms, including a master suite with an en-suite bathroom, while an additional Jack and Jill bathroom serves the remaining bedrooms. In addition, Blythbury Farm House boasts a cosy snug or office space, ideal for those seeking a quiet retreat or a productive home office.

The ground floor is perfect for both relaxed living and entertaining, with a generously sized dining room and a dual-aspect lounge adorned with original timber shutters, creating a warm, inviting atmosphere.

The heart of the home is the kitchen, complete with feature ceiling beams and ample space for dining. Leading from the kitchen, a bright conservatory provides a seamless connection to the outdoors, making it an ideal setting for gatherings, all while overlooking the large, well-maintained gardens.
The expansive garden includes a charming summerhouse, perfect for enjoying the outdoors in style. With its blend of period features and contemporary conveniences, this property offers the perfect family home in a peaceful yet well-connected location.
The property benefits from ample off-street parking, oil-fired central heating, and double glazing throughout, ensuring comfort and efficiency.

Don't miss the opportunity to make Blythbury Farm House your new home – contact us today for more information and to arrange a viewing.

LOCATION
Blythbury Farmhouse is set on the outskirts of Shifnal, a small town with plenty of amenities like shops and restaurants, great transports links with the train station so close and bus services. The location also boasts a range of schools and sports facilities. Blythbury is also a short five minute drive away from Telford Town Centre where there is an array of different services.

DIRECTIONS
From junction six on the M54 go towards Shifnal and take exit four. When you come to the roundabout take the third exit. At the next roundabout take the second exit. In 60 yards take a right-hand turn and carry on down this lane for 0.7 miles before finding the property on your right-hand side.

GROUND FLOOR

ROOMS

HALLWAY
The hallway offers access to the upstairs.

SITTING ROOM
The sitting room offers dual aspect windows and a featured fireplace.

DINING ROOM
The spacious dining room offers the perfect space for entertaining with views to the front elevation.

KITCHEN
The beautiful fitted kitchen offers a cooker and fireplace.

CONSERVATORY
The conservatory can be accessed through the kitchen and comprises of two sets of French doors opening out to the rear garden and patio.

W.C.
The downstairs W.C. has both a toilet and hand wash basin.

FIRST FLOOR

BEDROOM ONE
A double bedroom with exposed brick details, a featured fireplace and views to the surrounding fields.

EN-SUITE
White three-piece suite comprising bath, wash-hand basin and W.C.

BEDROOM TWO
A spacious double bedroom with jack and jill bathroom serving as an en-suite.

BEDROOM THREE
A double bedroom with a jack and jill bathroom serving as an en-suite.

BATHROOM
The bathroom is equipped with toilet, hand wash basin and bath facilities.

SECOND FLOOR

SNUG
Useful versatile space currently being used as a snug.

EXTERNAL

GARDEN
A sizeable garden with patio and seating area.

LOCAL AUTHORITY
Shropshire Council.

COUNCIL TAX BAND
Council Tax Band E.

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.