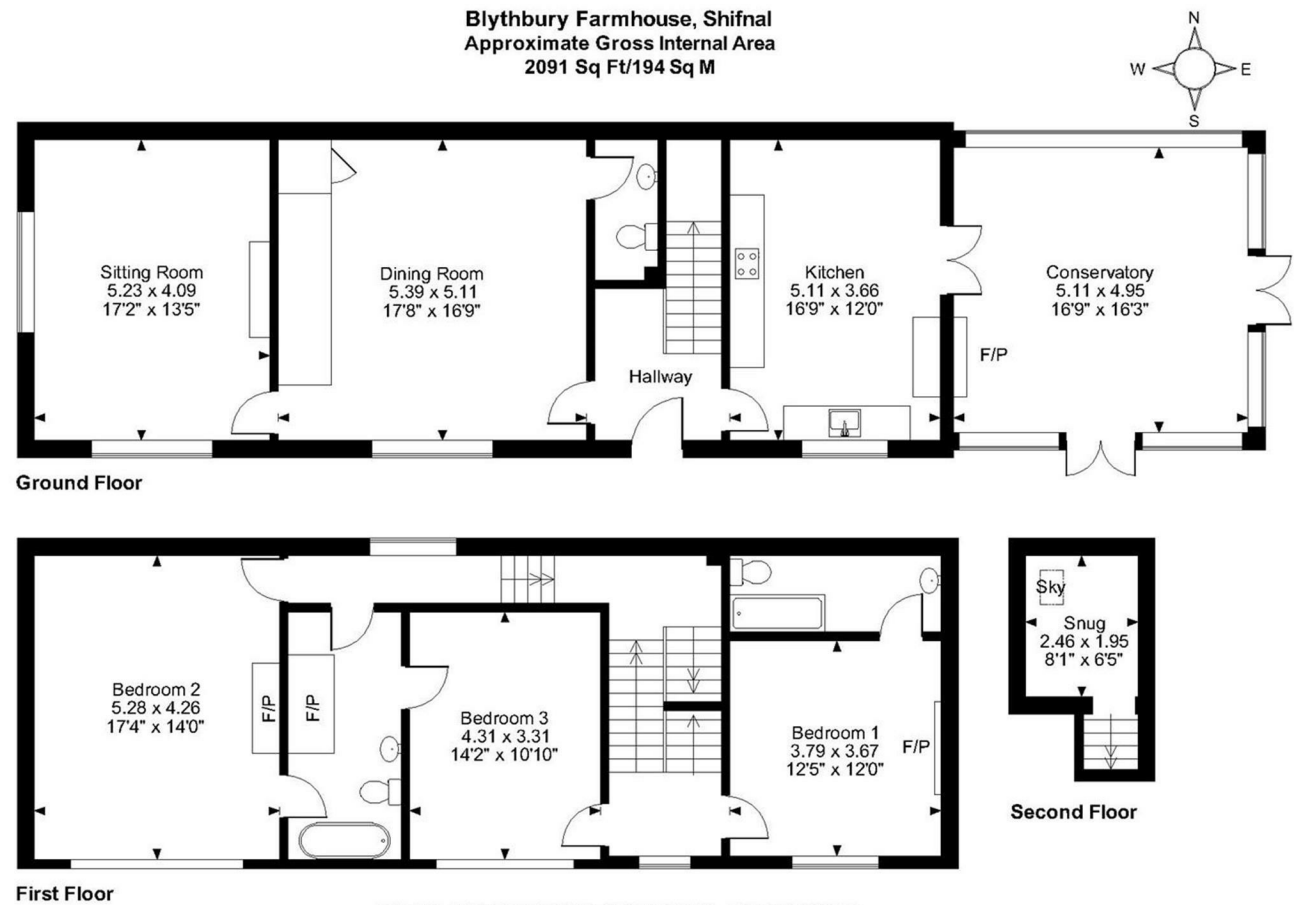


FOR SALE

Blythbury Farmhouse Shifnal, TF11 9PQ



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The position & size of doors, windows, appliances and other features are approximate only.  
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FOR SALE

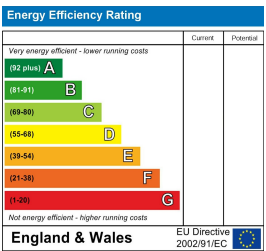
Offers in the region of £450,000

Blythbury Farmhouse Shifnal, TF11 9PQ

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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.



01952 971800

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



onTheMarket.com



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01952 971800



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.