



77 Brimstree Drive, Shifnal, TF11 9PX

BERRIMAN
EATON

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

LOCATION

Shifnal is a sought after village 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 village centre and the M54 being nearby facilitating fast access to the entire motorway network.

DESCRIPTION

77 Brimstree Drive is a beautifully presented three-bedroom end-terrace property providing generous accommodation. The property has been well maintained by the current owners and comprises a spacious open-plan living kitchen and utility room 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 good-sized rear garden.

ACCOMMODATION

A double glazed door opens into the PORCH with a double glazed window and door to the OPEN PLAN LIVING KITCHEN. The lounge has a double glazed window to the front and the KITCHEN comprises wall and base mounted units with fitted working surfaces, a breakfast bar, integrated oven, gas hob and dishwasher. There is space for a washing machine, a double glazed rear window and a door to the UTILITY with space for a tumble dryer and a fridge freezer, a double glazed rear window and French doors to the rear. The INNER HALL has a storage cupboard and stairs with wooden balustrading rising to the landing.

The LANDING has a built in airing cupboard. BEDROOM ONE is a double room in size with fitted wardrobes and a double glazed front window. BEDROOM TWO is also a double room with a double glazed rear window and BEDROOM THREE has a double glazed window to the front elevation. The BATHROOM comprises a modern suite with a bath with rainfall shower over, a wash basin with vanity cupboards beneath, WC, heated towel radiator and a double glazed window.

The property sits on a generous corner plot with a lawn and DRIVEWAY affording off-street parking. There is also a GARAGE providing ample storage space, along with gated side access to the landscaped REAR GARDEN which is well maintained and features a paved patio, gravelled borders and a shaped lawn.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND B – 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.

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Lettings Office

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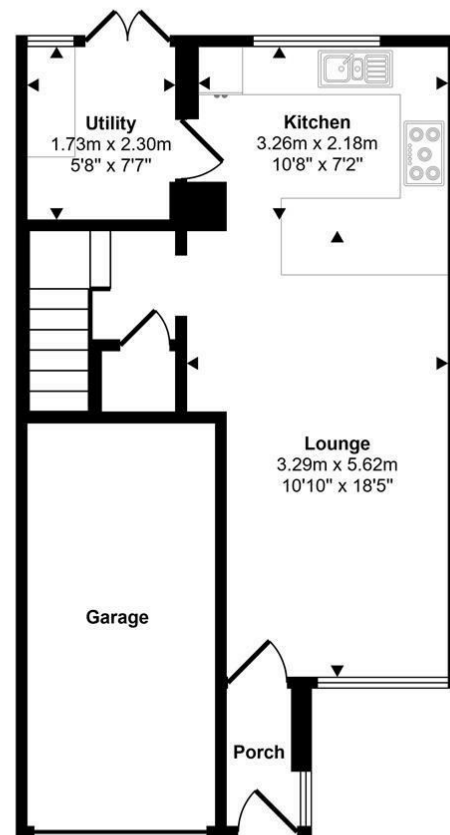
Offers Around
£249,950

EPC: E

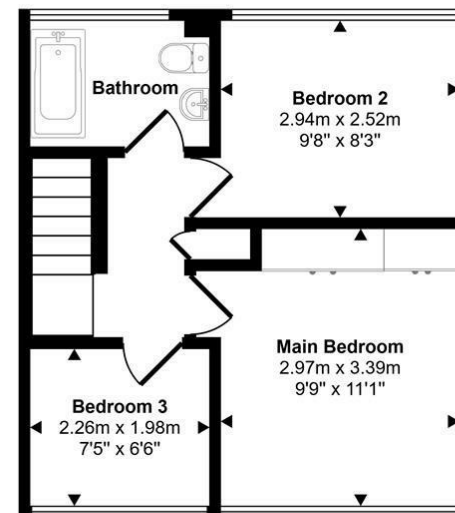
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Approx Gross Internal Area
81 sq m / 877 sq ft



Ground Floor
Approx 49 sq m / 524 sq ft



First Floor
Approx 33 sq m / 352 sq ft

