



36 Hough Way, Shifnal, TF11 9PA

BERRIMAN
EATON

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An attractive, five bedroom, detached modern property forming part of a highly regarded development which stands within easy walking distance of Shifnal Town Centre

LOCATION

The property forms part of a modern development which lies within easy reach of the highly regarded area of Shifnal with its comprehensive range of facilities and amenities. There is easy access to Telford and Wolverhampton and communications are excellent with rail services running from Shifnal with direct services to Birmingham and the M54 being within a few minutes' drive facilitating fast access to Shrewsbury, Birmingham and beyond. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

36 Hough Way is a well-proportioned five bedroom, family home with rooms of generous proportions over three floors. The property is well appointed throughout and stands in a pleasant plot with a driveway providing off street parking and a charming garden to the rear.

The property benefits from double glazing throughout and gas fired central heating.

ACCOMMODATION

A composite door opens into the ENTRANCE HALL having a GUEST CLOCKROOM with a WC, hand basin, vinyl flooring, integrated ceiling lights and an understairs storage cupboard. The LOUNGE is an excellent size having double glazed windows to the front and side. The KITCHEN comprises a comprehensive range of high gloss wall and base mounted units with fitted work top, stainless steel sink and drainer unit, integrated appliances including a fridge freezer, oven and four ring gas hob, extractor fan, and dishwasher, laminate flooring, integrated ceiling lights and a double glazed window to the rear. The UTILITY houses a wall mounted central heating boiler, wall and base high gloss units, stainless steel sink, laminate flooring, an integrated washer dryer and there is access to the garage. The DINING ROOM has double glazed French doors onto the rear patio.

Stair rise to the FIRST FLOOR LANDING having a double glazed window to the side. The PRINCIPAL SUITE comprises a double room with a double glazed window to the front and side elevation, a dressing area and an EN-SUITE having a tiled shower cubicle, WC, hand basin and tiled flooring. BEDROOM TWO is a double room with a double glazed window to the front. BEDROOM THREE AND FOUR both have double glazed windows to the rear elevation. THE FAMILY BATHROOM has a panelled bath with shower attachment, WC, hand basin, tiled flooring and part tiled walls, integrated ceiling lights and a double glazed window to the rear.

Further stairs rise the SECOND FLOOR LANDING. BEDROOM FIVE is a superb size being a double room with eaves storage space, a separate storage cupboard, fitted wardrobe, a double glazed window to the front and double glazed skylights to the rear elevation. BEDROOM FIVE ENSUITE comprises a tiled shower cubicle, WC, vanity unit with hand basin and cupboard below, integrated ceiling lights, and a double glazed sky light to the rear.

OUTSIDE

36 Hough Way has a pleasant frontage with ample off street parking, a double garage and a paved pathway to the property, there is a side access to the rear garden having a paved patio seating area, shaped lawn and stocked beds.

SERVICE CHARGE

There is an annual estate service charge of £160.16.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND F – Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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Worcestershire Office

01562 546969

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Offers Around
£499,950

EPC: C

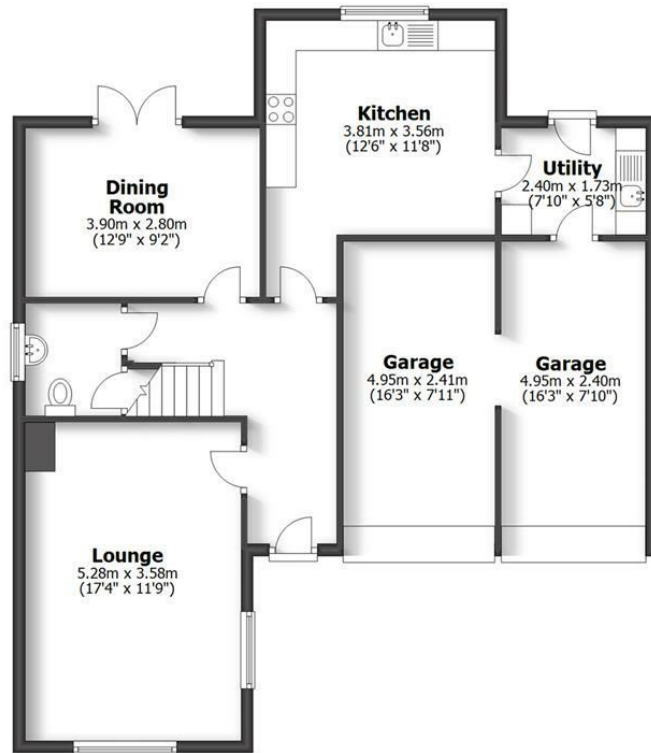
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



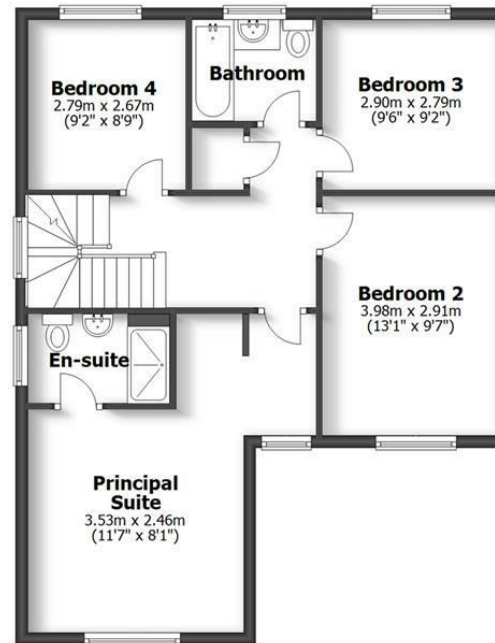
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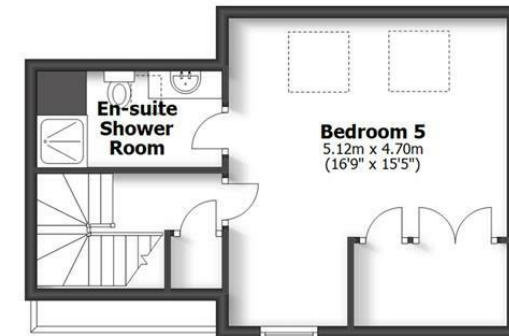
HOUSE: 163.5sq.m. 1759sq.ft.
 GARAGE: 24.3sq.m. 262sq.ft.
TOTAL: 187.8sq.m. 2021sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor

