



17 Hough Way, Shifnal, Shropshire, TF11 9PF

BERRIMAN
EATON

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A surprisingly spacious and well-appointed four bedroom family home standing in a fine corner plot in an established and sought after modern development.

LOCATION

The property forms part of a modern development which lies within easy reach of the highly regarded centre of Shifnal Village 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

17 Hough Way is a well-planned family home which was built in 2014 and which is presented to show home standards throughout with fixtures and fittings of high quality. The house has been superbly maintained since it was initially built and has kitchen and bathroom suites of notable standards, double glazing and gas fired central heating.

There is a high degree of flexibility to the use of the ground floor living spaces in particular and, because of the nature of the corner plot, there is a superb garden, double garage and ample parking.

ACCOMMODATION

A composite front door opens into the HALL with gloss floor tiling, a light through elevation with windows to both the front and rear, a useful understairs cloaks and storage cupboard and a door to the CLOAKROOM with a white suite of WC and pedestal wash basin, half tiled walls, gloss tiled floor, integrated ceiling lighting and a window. The LOUNGE has a light, through aspect with a window to the front and French doors and windows to the rear garden, an elegant limestone fireplace with a slate hearth and exposed brick back. There is a SITTING ROOM with windows to the front and side and the LIVING KITCHEN is the focal point of the ground floor with a comprehensive range of cream faced wall and base mounted cabinetry, a Zanussi four ring stainless steel gas hob with built under electric Zanussi oven and stainless steel extraction chimney above, an integrated Zanussi fridge and freezer, an integrated dishwasher, an integrated washing machine, a stainless steel sink, windows to two elevations and French doors to the garden, integrated ceiling lighting and gloss floor tiling.

A staircase from the hall rises to the first floor landing with a window overlooking the rear garden and a linen cupboard. The PRINCIPAL SUITE has a large double bedroom with a light through aspect with windows to two elevations, a DRESSING AREA with built in double wardrobe and a well-appointed EN-SUITE SHOWER ROOM with a fully tiled corner shower, WC and pedestal basin, part tiled walls, gloss tiled floor, integrated ceiling lighting and a window. BEDROOM TWO is a good double room in size with a light through aspect with windows to two elevations and BEDROOM THREE is also a double bedroom in size with windows to the front and side. BEDROOM FOUR is a well-proportioned room with a window to the front and a built in wardrobe with half-length hanging rails and the BATHROOM has a well-appointed suite with a panelled bath with shower over and shower screen, pedestal basin and WC, part tiled walls, gloss tiled floor, integrated ceiling lighting and a window.

OUTSIDE

The house stands in a superb corner plot with a return frontage together with a DOUBLE GARAGE with a DRIVEWAY in front with an electric car charging point and a courtesy door together with a gated door to the drive opening into the REAR GARDEN with a shaped lawn, stocked beds and borders and gravelled entertaining terrace together with a patio to the rear of the house. There is an external cold water supply, external power point and a gate to the front.

ESTATE CHARGE

Please note that there is an Estate Charge for approximately £160 per annum.

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

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Offers Around
£445,000

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.



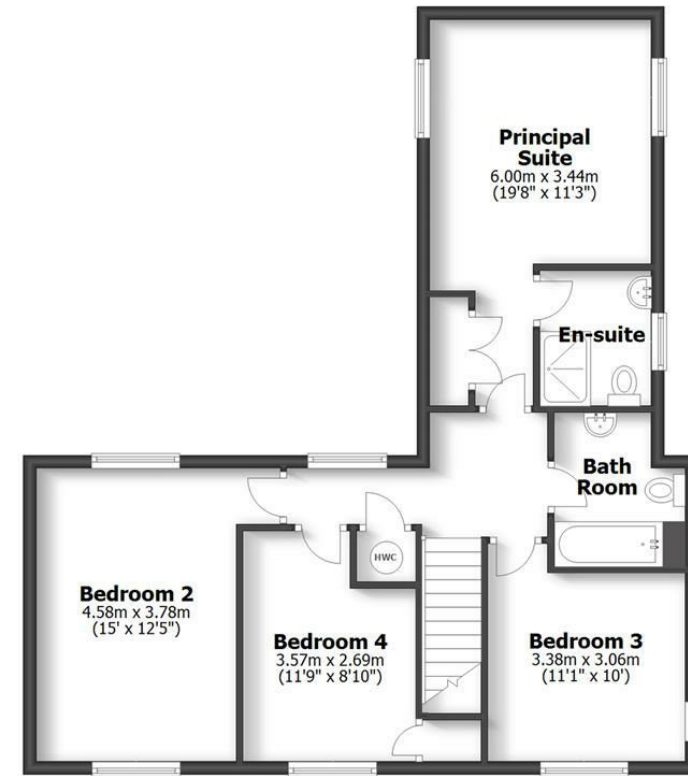
**17 HOUGH WAY
SHIFNAL**

HOUSE: 139.3sq.m. 1500sq.ft.
 GARAGE: 28.2sq.m. 303sq.ft.
TOTAL: 167.5sq.m. 1803sq.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

