



35 Bluebell Way, Shifnal, TF11 8FD

BERRIMAN  
EATON

# 35 Bluebell Way, Shifnal, TF11 8FD

Is a well presented four bedroom detached property standing in a delightful corner plot in a quiet cul-de-sac close to the centre of Shifnal

## LOCATION

35 Bluebell Way forms part of a modern development which lies within walking distance of the centre of Shifnal which is a highly regarded Shropshire former market town. Shifnal provides a full complement of local facilities which are ideal for everyday requirements and Shifnal is well served by schooling in both sectors.

Communications are excellent with Shifnal train station providing direct services to Shrewsbury, Birmingham and beyond and the M54 is within a few minutes drive facilitating fast access to the entire motorway network.

## DESCRIPTION

35 Bluebell Way is a modern property built in 2015. There is well proportioned accommodation over both ground and first floors with contemporary kitchen and bath / shower rooms. The property benefits from double glazing, gas central heating, a drive and garage along with a private rear garden.

The property occupies a superb corner plot within the development giving the Lounge and the Main Bedroom a lovely, light corner aspect which is rare for a property of this type.

## ACCOMMODATION

A double glazed composite front door opens into the HALL with a useful cloaks and storage cupboard. The LOUNGE is a light room with dual aspect with double glazed windows to the front and side with a wall mounted, remote control electric fire. There is a large DINING KITCHEN with a range of wall and base units with under cupboard lighting, work surfaces, stainless steel sink and drainer with double glazed window over, a range of integrated AEG appliances including a four ring gas hob with stainless steel splash back and extractor hood above, a double electric oven, fridge freezer and dishwasher, ample space for dining, wood effect flooring throughout the entire room along with integrated ceiling lighting and double glazed double French doors opening onto the rear patio and a door opens into the LAUNDRY with space and plumbing for a tumble dryer and washing machine with work surface over with stainless steel sink and drain, wood effect floor, a double glazed courtesy door to the rear garden and a cupboard housing the wall mounted gas fired central heating boiler and a GUEST CLOAKROOM with WC, corner wash basin with tiled splash back, double glazed window, integrated ceiling lighting and a wood effect floor.

A staircase from the hall with a double glazed window to the half landing rises to the first floor with access to the loft and a linen cupboard housing the pressurised hot water cylinder. The PRINCIPAL BEDROOM SUITE is a large double room with dual aspect with double glazed window to the front and side, there is a range of fitted wardrobes, wiring for a wall mounted TV and an EN-SUITE SHOWER ROOM with a shower with waterfall head and separate hose, wall mounted wash basin, WC, tiled walls and floor, a heated ladder towel rail, integrated ceiling lighting and a double glazed window. BEDROOMS TWO AND THREE are good size double rooms with double glazed windows to the rear and BEDROOM FOUR is a good size, it is currently being used as an office but could easily be used as a bedroom. The HOUSE BATHROOM has a white suite with a panelled bath with shower over and tiled surround, wall mounted wash basin, WC, heated ladder towel rail, integrated ceiling lighting and a double glazed window.

## OUTSIDE

35 Bluebell Way sits behind a DRIVEWAY laid in tarmac with a shaped lawn to the side with mature shrubs to the borders. The GARAGE has an up and over door, concrete floor, electric light and power.

There is gated side access to either side of the property to the REAR GARDEN with a large, paved patio with a shaped lawn beyond along with a raised, decked patio to the rear of the garden, external lighting, water supply and electricity points.

There is an annual estate charge which for 2023 – 2024 is £221.30

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – 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 / Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

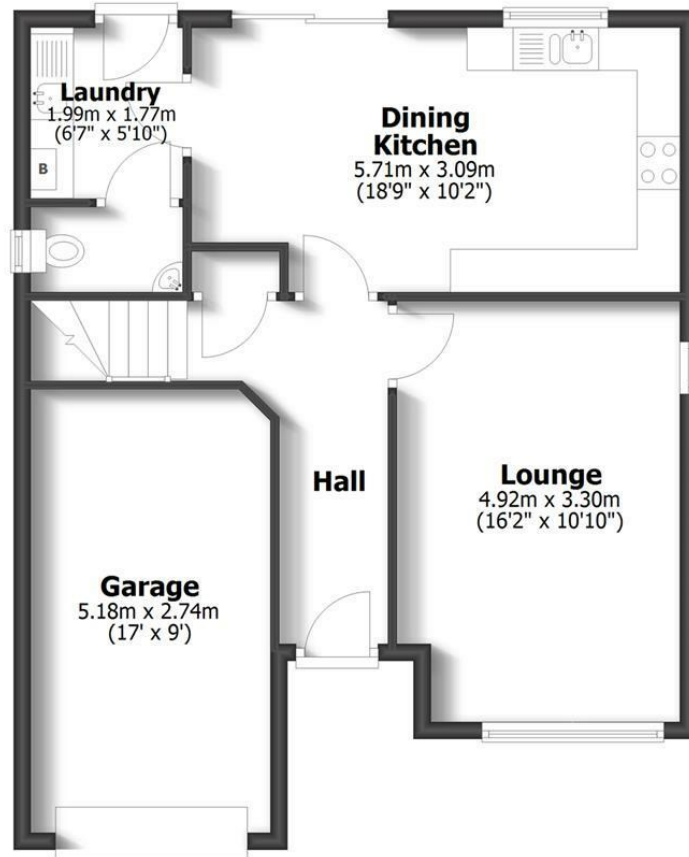
Offers Around  
£434,950

EPC: B

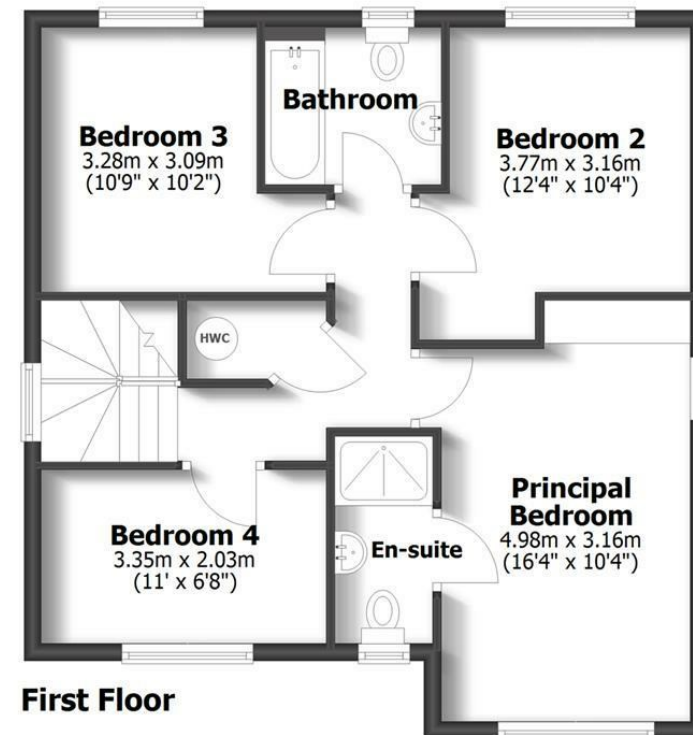
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**35 BLUEBELL WAY  
SHIFNAL**



**Ground Floor**



**First Floor**

HOUSE: 105.7sq.m. 1138sq.ft.  
GARAGE: 14.4sq.m. 155sq.ft.  
**TOTAL: 120.1sq.m. 1293sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY - NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE

