



The Little House, 7 Tong Norton Shifnal, TF11 8PZ

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A beautifully appointed period cottage which has been refurbished over recent years to an exacting standard with an incredibly high level of appointment and finishing in a rural, yet easily accessible, Shropshire hamlet with lovely gardens and beautiful views.

Albrighton: 3.5 miles, Telford: 8.5 miles, Wolverhampton: 10.5 miles, Birmingham: 26 miles, M54 J3: 1 mile – distances approximate

LOCATION

The Little House stands at the heart of Tong Norton which is a small hamlet amidst picturesque, rolling Shropshire countryside with lovely views to both the front and rear across open paddocks, fields and farmland.

The area benefits from excellent communications with good road and rail links. The A5 and A41 corridors are nearby and the motorway network is easily accessible via the M54 which facilitates fast access to Birmingham, Telford and the entire industrial West Midlands.

Everyday shopping facilities are available within the nearby village of Albrighton together with further amenities provided by the historic market town of Newport, Telford and Wolverhampton City Centre. Furthermore the area is well served by schooling in both sectors.

DESCRIPTION

The Little House is an attractive, period residence with elevations of architectural merit. Approximately 400 years ago the next door property was a public house and, approximately 200 years ago, The Little House was built as a private residence for the landlord. It was extended some 100 years ago to the rear to enhance the scope of the accommodation provided and has been greatly enhanced during the last recent years to provide a home of enormous charm and calibre.

The windows have been replaced by fine, double glazed units, the wiring was upgraded where needed, solid hard wood doors were fitted internally, a combination boiler installed, a garage constructed, new kitchen and bathroom suites fitted and the house has been redecorated throughout.

At the time of refurbishment no expense was spared and it is unusual to find a property that has been finished to such a high standard which creates a living environment of eminent quality.

ACCOMMODATION

A six panelled front door set within a portico surround with over lights opens into the HALL with stairs rising to the first floor. There is a SITTING ROOM with a sash window to the front with sliding shutters, original storage cupboards and a decorative white painted fireplace. The LOUNGE has a sash window to the front with sliding shutters, a cast iron solid fuel burning stove set within an exposed brick recessed fireplace, a useful store cupboard with access to the CELLAR and three steps and oak balustrading leading to the DINING ROOM with double glazed side doors, a decorative cast iron fireplace and a well appointed GUEST CLOAKROOM.

The KITCHEN has a comprehensive range of shaker style units with butchers block working surfaces, an under mounted Belfast sink, space for a range style cooker with Rangemaster filtration chimney above, integrated Bosch dishwasher, two windows and a door to the LAUNDRY with a coordinating range of units, work surfaces and sink to those in the kitchen, plumbing for a washing machine and space for a tumble dryer and two windows.

Stairs from the hall rise to the first floor landing. BEDROOM ONE has a sash window to the front, a walk in wardrobe with double glazed front window, decorative cast iron fireplace and BEDROOM TWO has a sash window to the front and a decorative cast iron fireplace. The large BATHROOM has a stylish, modern suite with a full suite of panelled bath, separate double shower with rainfall head and separate hose, WC and pedestal basin, part tiled walls, Karndean flooring, store cupboard, double glazed window, chrome towel rail radiator and access to the loft space.

OUTSIDE

The house is approached through a five bar, wooden gate which opens onto a gravel DRIVE providing ample off street parking and turning space together with a further GATED PEDESTRIAN ACCESS over a herringbone brick paviour paved pathway to the front door. There is a DETACHED BRICK AND TILE GARAGE with electrically operated roller shutter door, electric light and power and courtesy door to the side. There are shaped front lawns together with a beautifully landscaped REAR GARDEN with a large, shaped lawn, patio, porcelain paved terrace, raised beds with sleeper edging, external garden store, a screened oil tank and a charming open aspect to the rear.

SERVICES Mains drainage, water and electricity are connected and the central heating is oil fired

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 broadband is available

Mobile – Ofcom checker shows two of the four main providers cover the area inside and all four providers cover the area externally

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

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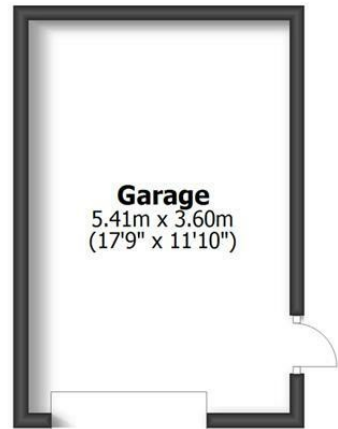
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



**THE LITTLE HOUSE
TONG NORTON**



HOUSE: 101.1sq.m. 1088sq.ft.
 GARAGE: 19.5sq.m. 210sq.ft.
TOTAL: 120.6sq.m. 1298sq.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

