27 Beech Drive, Shifnal, TF11 8HJ

BERRIMAN
EATON

27 Beech Drive, Shifnal, TF11 8HJ

A superbly presented four bedroom detached property with the benefit of a drive with EV charger located in a sought-after residential location. NO UPWARD CHAIN.

LOCATION

The property stands in a sought-after residential area within walking distance of the excellent and wide ranging facilities afforded by Shifnal town centre.

Communications are excellent with rail services running from Shifnal station providing fast access to Telford and Birmingham whilst the M54 motorway is easily accessible at junction 4. Shifnal is well served by highly respected schooling with St Andrews primary school and Idsall Secondary School both having fine reputations.

DESCRIPTION

27 Beech Drive has been well looked after by the current vendors and has contemporary kitchen and bath / shower rooms and a boiler that is still under warranty having been fitted in 2021. The décor is neutral with pastel shades, oak doors throughout and there is a large driveway with an EV charging point along with a beautiful rear garden.

ACCOMMODATION

Double glazed doors open into the PORCH with wiring for a wall light and a glazed and leaded door opens into the HALL with oak flooring, coved ceiling and a GUEST CLOAKROOM with WC, corner wash basin with tiled splash back and cupboard beneath, oak floor and a double glazed window. The LOUNGE has a large, walk in double glazed bay window, an electric fire set in a stone formal surround, coved ceiling, wiring for wall lights and wiring for a wall mounted TV. Double doors from the lounge and a door from the hall open into the open plan KITCHEN / DINING / SITTING ROOM with oak flooring throughout. The kitchen has a range of wall and base units with integrated Bosch appliances including a five ring induction hob, two under mounted ovens and warming drawer, a Neff filtration unit, an undermounted sink with double glazed window over, integrated Neff dishwasher, integrated fridge, integrated wine fridge, a contemporary radiator and an under stairs pantry with light. There is ample space for both dining and seating with double glazed doors to the rear garden. The LAUNDRY has a range of wall and base units, an integrated fridge freezer, space for a washing machine and tumble dryer, a double glazed window and door to the rear garden, tiled floor, integrated ceiling lighting and an internal door to the garage.

Stairs from the hall rise to the split level landing with a double glazed window to the rear and access via a loft ladder to the part boarded loft. The PRINCIPAL BEDROOM SUITE has a large double bedroom with coved ceiling, double glazed window to the front, wiring for a wall mounted TV, a built in wardrobe with interior light and an EN-SUITE SHOWER ROOM with a tiled shower cubicle, wash basin with vanity cupboards beneath, WC, heated ladder towel rail and integrated ceiling lighting. There are THREE FURTHER DOUBLE BEDROOMS with double glazed windows and the BATHROOM has a roll top bath with ball and claw feet with handheld shower attachment, pedestal wash basin, WC, double shower cubicle with waterfall head and separate hose, heated ladder towel rail, tiled flooring, integrated ceiling lighting and a double glazed window.

OUTSIDE

The property sits behind a substantial DRIVEWAY affording parking for several vehicles with external lighting, raised and planted beds, an EV charging point and a GARAGE which has an up and over door, electric light and power, a wall mounted Worcester Bosch boiler which was fitting in 2021 and an internal door to the laundry.

There is gated side access to the BEAUTIFUL REAR GARDEN with a paved entertainment terrace with an awning and a shaped lawn beyond with planted and flowering beds and borders with a hidden area of garden to the rear with a shed and log store. There is external lighting and a cold water supply.

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.
Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows the four main providers are likely to cover the area outside with limited coverage inside
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

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£475,000

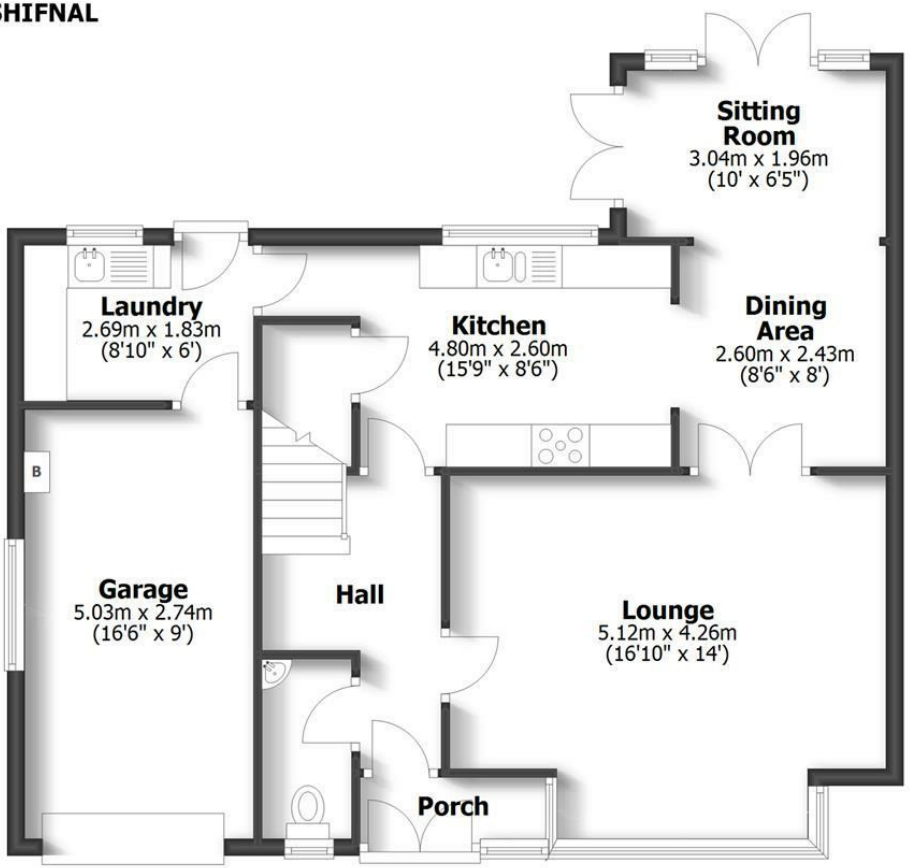
EPC: D

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.

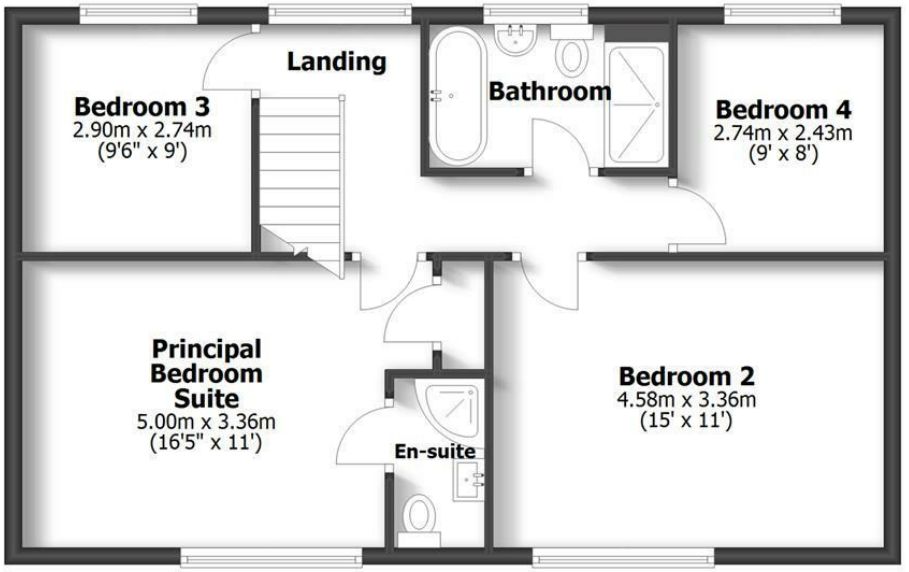
27 BEECH DRIVE
SHIFNAL

HOUSE:	124.8sq.m.	1343sq.ft.
GARAGE:	13.8sq.m.	149sq.ft.
TOTAL:	**138.6sq.m.**	**1492sq.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

WISH