



3 Church Meadow, Shifnal, TF11 9AD

BERRIMAN  
EATON

# 3 Church Meadow, Shifnal, TF11 9AD

A four bedroom, detached family home close to the centre of Shifnal which has undergone refurbishment in recent years

## LOCATION

The property is situated in the popular established residential locality of Shifnal and stands on the edge of town with views of the countryside. The market town offers a wide range of amenities including a variety of shops, pubs, restaurants and cafes, primary and secondary schooling, sports facilities and places of interest. There are also excellent public transport links including a train station with direct services to Shrewsbury and Birmingham and the M54 is within easy reach.

## DESCRIPTION

The property has been refurbished by the current owners in 2018 with artex and coving removed and ceilings re-plastered. The kitchen, bathroom, en-suite and guest cloakroom were all replaced along with all floor coverings including Polyflor Camaro Luxury Vinyl Tiling to the ground floor.

## ACCOMMODATION

A step rises to the open PORCH with external light and a composite front door opens into the HALL with LVT flooring and a GUEST CLOAKROOM with WC, wash basin with vanity cupboards beneath, LVT flooring, integrated ceiling lighting and a double glazed window. The LOUNGE has a double glazed walk in bay to the front, a cast iron log burning stove with wooden mantle above, LVT flooring and double doors into the DINING ROOM with LVT flooring and patio door into the CONSERVATORY with tiled flooring, double glazed windows, paddle fan light and a cast iron stove making the room usable all year round. The KITCHEN has a range of gloss fronted wall and base units with granite working surfaces and up stands, under counter lighting, an undermounted sink with double glazed window over, there is a second undermounted vegetable sink next to the integrated bin, further integrated appliances include dishwasher, washing machine and tumble dryer, there is a slide out pantry, plinth lighting, LVT flooring, integrated ceiling lighting, space for an American style fridge freezer, space for a range style gas cooker with a Rangemaster extractor fan over, there is a double glazed door to the side an under stairs pantry and a door to the dining room. There is a STUDY to the front of the property with a double glazed window to the side, LVT flooring and integrated ceiling lighting.

Stairs with wooden balustrading rise to the first floor landing with access to the loft via a drop down ladder. The PRINCIPAL BEDROOM SUITE has a double glazed window to the front, a range of fitted wardrobes and an EN-SUITE SHOWER ROOM with corner shower with waterfall head, wash basin with vanity drawers beneath and backlit mirror over, WC, tiled floor and walls, heated ladder towel rail, integrated ceiling lighting and a double glazed window. BEDROOMS TWO AND THREE are both double rooms with double glazed windows overlooking the rear. BEDROOM FOUR is also a good size with a double glazed window to the front and the BATHROOM has a panelled bath with handheld shower attachment and a waterfall head shower over, WC with high level flush, wash basin with vanity drawer beneath, tiled floor, part tiled walls, integrated ceiling lighting, heated towel rail and a double glazed window.

## OUTSIDE

3 Church Meadow sits behind a DRIVEWAY laid in tarmacadam with planted slate chip beds and a DOUBLE GARAGE with twin elevating doors, concrete floor, electric light and power, ample overhead storage and a workbench.

Gated side access leads to a large area to the side of the property with cold water supply and external electricity, a shed and a path leads to the rear garden with an area of lawn with planted and flowering borders with a central area of seating with pergola above and a babbling brook to the rear.

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 two of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

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

### Tettenhall Office

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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.



## 3 Church Meadow Shifnal



HOUSE: 123.0sq.m. 1323sq.ft.

GARAGE: 30.6sq.m. 329sq.ft.

**TOTAL: 153.6sq.m. 1652sq.ft.**

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

