



Brookside Cottage, 5 Tong Norton, Shifnal, TF11 8PZ

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An opportunity to purchase a property with countryside views that is in need of full renovation and comes with planning permission affording buyers the opportunity to make the property “their own”.

LOCATION

Brookside Cottage stands at the heart of 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

Brookside Cottage is in need of a full refurbishment. The current owners have had planning permission granted which would create a beautiful property with a good size lounge, open plan dining kitchen with bifold doors overlooking local paddocks, a utility / boot room with guest cloakroom off. The first floor would provide a principal bedroom suite with en-suite bathroom, dressing area and balcony overlooking paddocks to the rear, two further bedrooms and a shower room.

The planning includes a detached garage with a room over which could be used for a variety of purposes and still retains a driveway and a good size garden.

ACCOMMODATION

The property is accessed through the CONSERVATORY with paddle fan light, double doors open into a laundry with WC and patio doors to the rear garden. A door from the conservatory opens into the KITCHEN with a range of wall and base units with electric cooking appliances, sink and drainer and window overlooking the rear garden. A glazed door opens into the LOUNGE with lattice bay window to the front, wooden beam, wiring for wall light and a York Stone fireplace with cast iron, Woodmann fuel burning stove and a door opens into the DINING ROOM with double glazed lattice bay window to the front, wiring for wall lights and beamed ceiling.

An open tread staircase from the dining room rises to the first floor landing. BEDROOM ONE is a good size double with double glazed windows to two elevations. BEDROOM TWO has a double glazed lattice window to the front and the SHOWER ROOM has a shower cubicle, wash basin with cupboards beneath, WC and a linen cupboard housing the hot water cylinder with slatted shelving above.

OUTSIDE

Brookside Cottage sits behind a low rise boundary wall with wooden gates opening onto a gravelled courtyard with a DRIVEWAY to one side laid in brick pavements affording off road parking for several vehicles.

The REAR GARDEN is mostly laid to lawn with open views over adjoining countryside with a babbling brook to one side and a garden pond.

PLANNING PERMISSION

Planning permission has been granted by Shropshire Council for the “Erection of two storey rear extension and detached garage”.

Application No. 24/00735/FUL

Date of decision: 22nd February 2024

We are informed by the Vendors that mains water, drainage and electric are connected. The heating is electric and there is a wood burner.

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 Ultrafast are available

Mobile – Ofcom checker shows there is some limited and likely coverage indoors with all four main providers having likely coverage outdoors.

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

The long term flood defences website shows very low risk.

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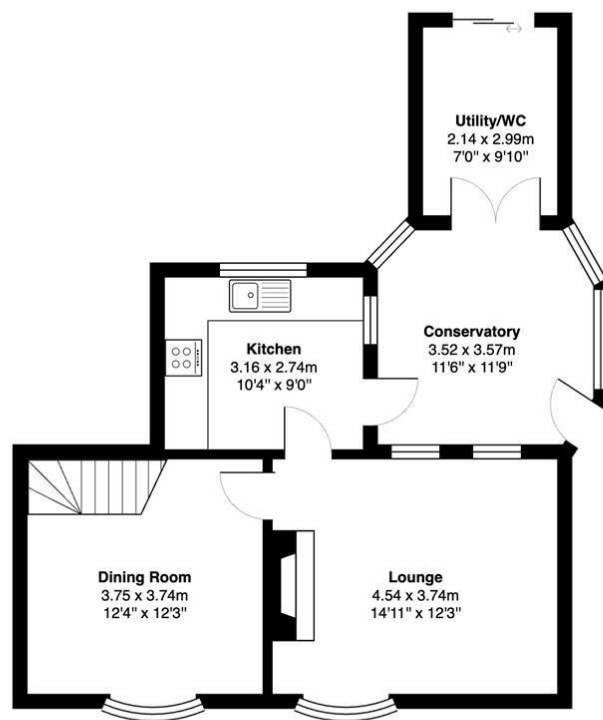
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Offers Around
£395,000

EPC: F

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.



Total Area: 101.3 m² ... 1090 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

