



16 Brimstree Drive, Shifnal, TF11 9PY

BERRIMAN
EATON

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A Spacious and Stylish Family Home with Versatile Living Accommodation

LOCATION

Shifnal is a sought after village with a comprehensive range of local facilities and amenities and is within easy reach of Telford, Wolverhampton and the entire industrial West Midlands. Communications are excellent with rail services running from Shifnal Station, regular buses running from the village centre and the M54 being nearby facilitating fast access to the entire motorway network.

DESCRIPTION

16 Brimstree Drive is a well presented detached residence which has been extended to the rear to provide spacious accommodation with two reception rooms, well appointed kitchen and bathroom suites and four bedrooms. There is off street parking and an enclosed, private garden to the rear. The property also benefits from double glazing and gas central heating.

ACCOMMODATION

A double-glazed entrance door with side panels opens into a welcoming HALLWAY featuring wooden flooring, a useful storage cupboard, and a guest cloakroom with WC and a wash hand basin set in a vanity unit. The L-shaped LOUNGE is generously proportioned, boasting wooden flooring and two large double glazed bay windows to the front. A door leads through to the stunning open-plan LIVING/DINING/KITCHEN, designed for modern family life. This beautifully presented space features a comprehensive range of wall and base units with granite worktops, integrated appliances including oven, induction hob with extractor, fridge, freezer, and dishwasher. Additional features include LVT flooring, inset ceiling spotlights, double-glazed roof lights, bifold doors opening onto the rear garden, and a useful understairs storage cupboard. A side door leads into a bright study, complete with a double-glazed rear window, roof light, and inset ceiling lighting.

Stairs rise to the FIRST FLOOR LANDING, which benefits from a double-glazed side window, built-in airing cupboard housing the wall-mounted gas boiler, and access to the loft. BEDROOM ONE is a well-sized double with inset ceiling lights and a double-glazed rear window. It also benefits from a contemporary style EN-SUITE shower room, comprising a shower cubicle, WC, vanity unit with storage, chrome towel rail, and a rear-facing double-glazed window. There are three further bedrooms:

- BEDROOM TWO, a double room with a front-facing double-glazed window.
 - BEDROOM THREE with front-facing double glazing and access to the loft featuring laminate flooring and a Velux-style window.
 - BEDROOM FOUR, also a good-sized room with double-glazed front facing windows.
- The recently fitted family BATHROOM is stylishly appointed with a bath and shower attachment, a separate rainfall shower cubicle, vanity unit with basin, WC, heated towel rail, inset ceiling lighting, and rear-facing double-glazed windows.

Externally, the property is set back behind a hedged border with a block-paved DRIVEWAY providing off-street parking for three cars. Garage doors provide secure access to a CARPORT, offering additional parking, and a former brick-built garage, now a versatile STOREROOM with lighting, mains power and water supply, and double-glazed French doors.

The REAR GARDEN enjoys a high degree of privacy, with mature shrub borders, a shaped lawn, paved patio area, low brick walling, and two useful garden sheds.

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 there is limited 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

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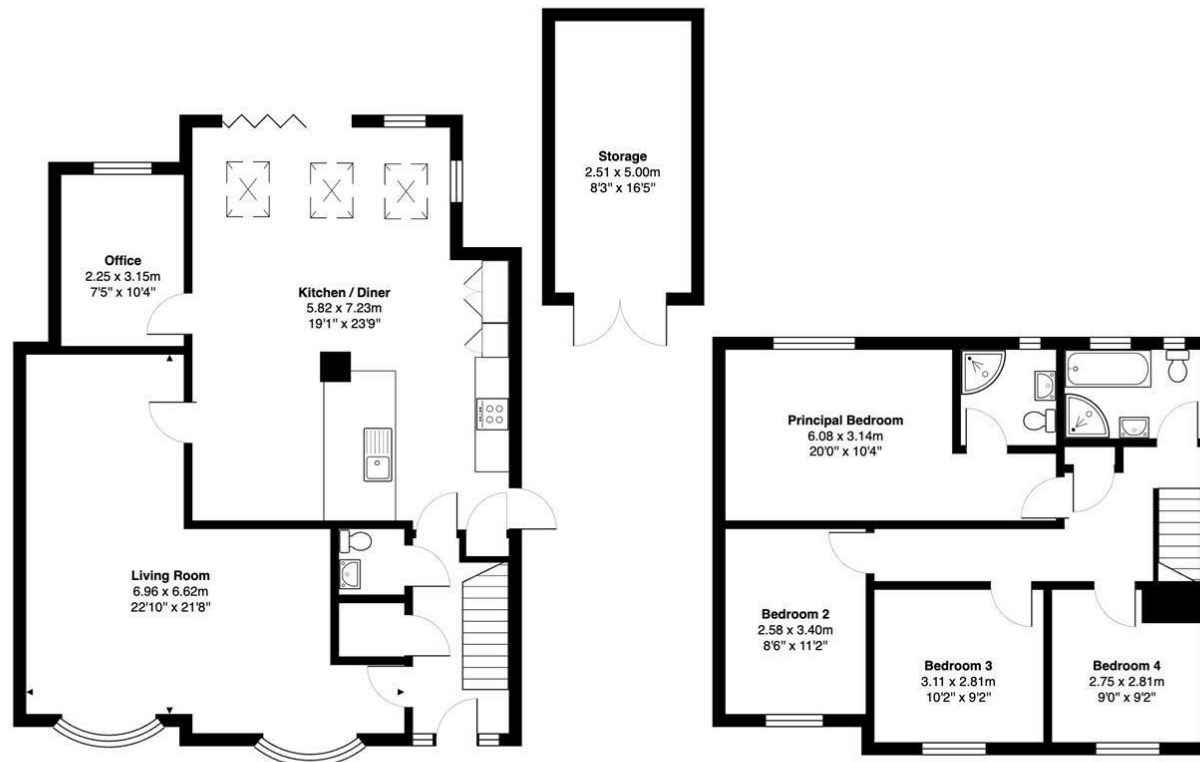
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www.berrimaneaton.co.uk

Offers Around
£440,000

EPC: C

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: 165.8 m² ... 1785 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)

