



4 Machecoul Place, Shifnal, TF11 9PH

BERRIMAN
EATON

4 Macheoul Place, Shifnal, TF11 9PH

A beautifully presented and well maintained, detached modern property forming part of a highly regarded development which stands within easy walking distance of Shifnal Town Centre

LOCATION

The property forms part of a modern development which lies within easy reach of the highly regarded area of Shifnal with its comprehensive range of facilities and amenities. There is easy access to Telford and Wolverhampton and communications are excellent with rail services running from Shifnal with direct services to Birmingham and the M54 being within a few minutes' drive facilitating fast access to Shrewsbury, Birmingham and beyond. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

4 Macheoul Place is a well-proportioned four bedroom family home with rooms of generous proportions to both floors. The property is well appointed throughout with kitchen and bathroom suites of quality, double glazed windows and gas fired central heating.

The house stands in a pleasant plot enjoying open views over the communal green to the front, driveway providing off street parking, garage and charming rear garden.

ACCOMMODATION

A composite door opens into the ENTRANCE HALL with LVT flooring, storage cupboard and GUEST CLOAKROOM with WC, and wash hand basin with tiled splash back. A door from the hall opens into the STUDY and DINING ROOM both having double glazed windows to the front elevation. The LOUNGE is a good size having double glazed French doors with side panels to the rear. The BREAKFAST KITCHEN is well appointed comprising a comprehensive range of wall and base units with fitted wood effect working surface with tiled splash back and a coordinating centre island with further cupboard space and breakfast bar, a stainless steel sink and drainer, a range of integrated appliances including, double oven, gas hob, fridge freezer, dishwasher and washing machine, inset ceiling down lighters and double glazed French doors with side panels to the rear.

Stairs with wooden balustrade rise to the first floor LANDING. The PRINCIPAL BEDROOM SUITE comprises a double room, double glazed rear window and ENSUITE SHOWER ROOM with tiled shower cubicle, WC, pedestal hand basin and double glazed window. BEDROOM TWO is a double room with double glazed front window and Jack and Jill style ENSUITE SHOWERROOM with tiled shower cubicle, WC, pedestal hand basin, double glazed window and a door to BEDROOM THREE with double glazed window to the front. BEDROOM FOUR is a good size room with a double glazed window to the rear elevation. The HOUSE BATHROOM is well appointed comprising a modern suite of panelled bath, pedestal hand basin, WC and double glazed window.

OUTSIDE

The property has an attractive frontage, bordered by a hedge and a paved pathway leading to the front door. To the side, a DRIVEWAY provides off-street parking and leads to a GARAGE, which offers ample storage space, up-and-over door, and a double-glazed door that opens to the rear. Gated side access opens into the lovely REAR GARDEN having patio areas, ideal for outdoor seating and entertaining and steps up to the shaped lawn surrounded by well-stocked beds and borders.

ESTATE CHARGE

The estate charge between 1st of January 2025 to 31st December 2025 is £185.28

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 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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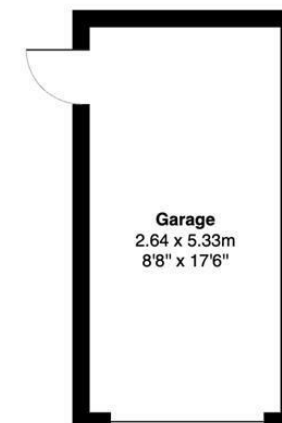
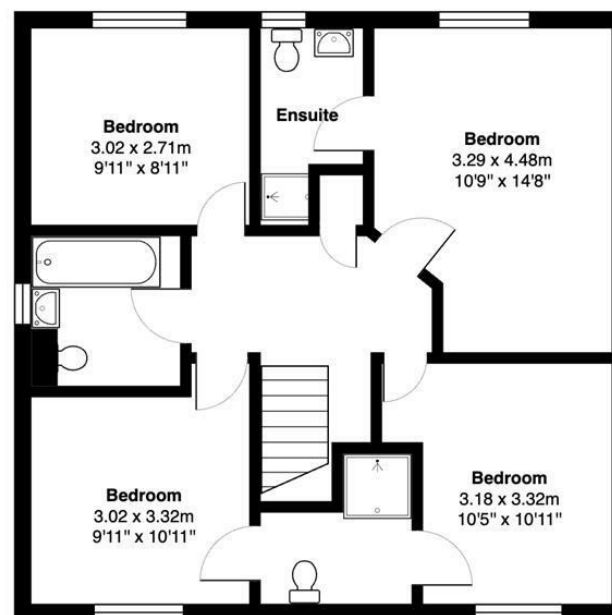
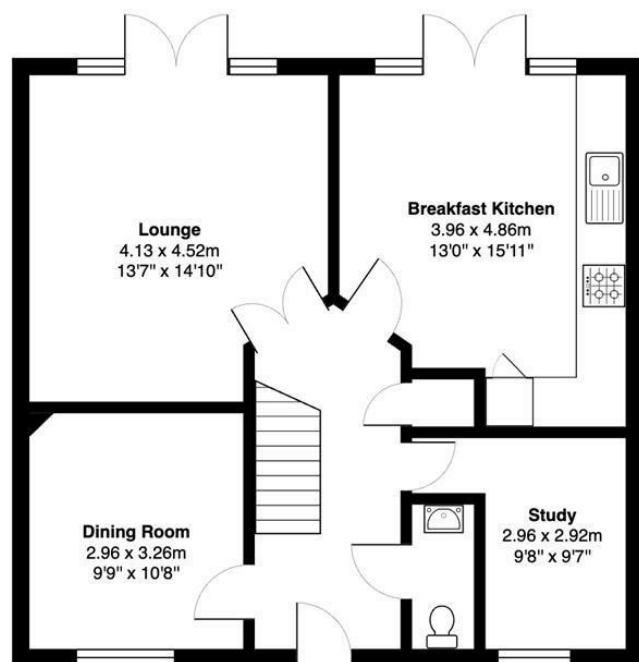
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www.berrimaneaton.co.uk

Offers Around
£445,000

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: 129.4 m² ... 1393 ft² (excluding garage)

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)

