



18 Bluebell Way, Shifnal, TF11 8FD

BERRIMAN
EATON

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18 Bluebell Way is a beautifully presented three bedroom semi-detached property standing in a quiet cul-de-sac close to the centre of Shifnal

LOCATION

Bluebell Way forms part of a modern development which lies within walking distance of the centre of Shifnal which is a highly regarded Shropshire former market town. Shifnal provides a full complement of local facilities which are ideal for everyday requirements and Shifnal is well served by schooling in both sectors.

Communications are excellent with Shifnal train station providing direct services to Shrewsbury, Birmingham and beyond and the M54 is within a few minutes drive facilitating fast access to the entire motorway network.

DESCRIPTION

18 Bluebell Way is a well-proportioned, semi-detached modern family home which provides well-balanced living accommodation over both ground and first floors.

The house has been well-maintained over the years and benefits from kitchen and bathroom suites of quality and tasteful décor throughout.

There are double glazed windows and gas fired central heating.

ACCOMMODATION

A composite front door opens into the HALL with Amtico flooring and a GUEST CLOAKROOM with a WC, wash hand basin with tiled splash back and double glazed side window. A door from the hall opens into the good size LOUNGE with double glazed windows to the front elevation. The DINING KITCHEN is well appointed comprising a range of wall and base mounted cabinetry with fitted granite working surfaces and under cupboard lighting, integrated appliances including Neff gas hob with filtration unit above, oven and microwave, integrated fridge freezer and dishwasher, ceiling lighting, Amtico flooring, built in storage cupboard with space for a washing machine, double glazed window and French doors to the rear.

Stairs from the hall rise to the FIRST FLOOR LANDING with loft access and double glazed window to the side elevation. The PRINCIPAL SUITE comprises a double room with double glazed front window and ENSUITE SHOWER ROOM with tiled shower cubicle, vanity unit with wash basin and cupboard beneath, WC and chrome towel radiator. BEDROOM TWO is also a double room in size with built in wardrobes and double glazed rear window. BEDROOM THREE/STUDY is a good size room with double glazed window and a range of fitted furniture. The HOUSE BATHROOM is a well appointed suite comprising a panelled bath, vanity unit with draws beneath, WC, chrome towel radiator and double glazed window.

OUTSIDE

The property stands with a pleasant frontage behind a DRIVEWAY providing off street parking for two vehicles, a shaped lawn and gravelled area. There is gated side access to the lovely REAR GARDEN, which is laid to lawn with a paved patio, decking area and well stocked beds.

ESTATE CHARGE

There is an estate charge payable which from 2025 to 2026 is £241.51 per annum

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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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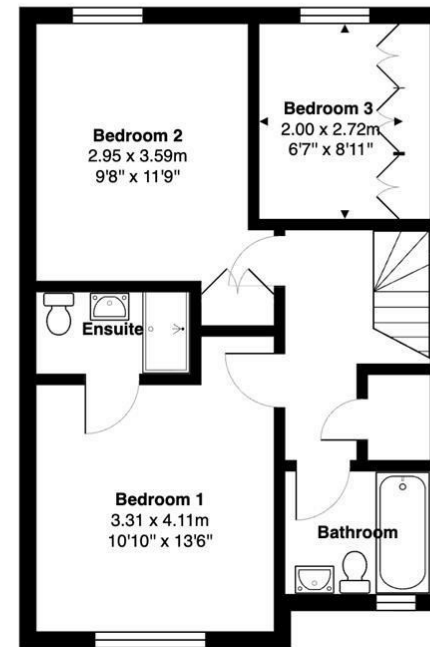
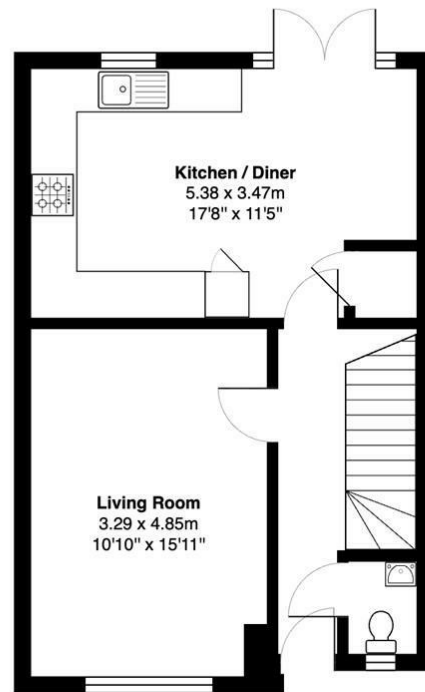
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Offers Around
£330,000

EPC: B

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: 90.4 m² ... 973 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)

