

Badger Holt Badger Road, Beckbury, Shifnal, TF11 9DQ

BERRIMAN EATON

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A great four bedroom family home with over 2,000sqft of living space in this desirable, village location with a double garage, excellent parking and large private gardens backing on to open countryside. NO UPWARD CHAIN.

Shifnal - 7 miles, Pattingham - 5 miles, Albrighton - 4 miles. Telford - 9 miles, Wolverhampton - 11 miles, Shrewsbury - 23 miles, M54 Junction 4 - 8 miles.
(All distances are approximate).

LOCATION

Beckbury is a charming and picturesque village set amidst the rolling countryside of Shropshire, offering a peaceful rural setting while remaining within easy reach of major commercial centres, the M54, and the wider motorway network. The village offers amenities including a church, primary school, village hall, pub, and community shop. Nearby is the award-winning David Austin Roses plant centre, with its renowned gardens, gift shop, and restaurant.

ACCOMMODATION

The front door opens into the entrance hall, where stairs rise to the first floor. The hall benefits from an understairs cloaks cupboard and a convenient guest WC. The main living room is a generous, light filled space enjoying a dual aspect with sliding patio doors opening directly onto the rear garden and a central feature fireplace. There is a separate sitting room which enjoys a pleasant outlook over the garden offering a versatile additional reception space. A formal dining room is positioned to the front of the property and features a bay window. The breakfast kitchen is fitted with base cupboards and drawers with worktops over, wall mounted cupboards and appliances to include a sink unit, electric hob with extractor hood, oven and grill, along with provision for a dishwasher. Adjoining the kitchen is a useful utility room providing additional storage and workspace, together with an additional sink unit. From here there is integral access into the garage, along with a door opening into the conservatory, which offers an outlook over the garden.

From the entrance hall, stairs rise to the first floor landing where there is access to a boarded loft space, airing cupboard and four bedrooms. The principal bedroom suite is a generous space enjoying a dual aspect with views to both the front and rear of the property. The bedroom is fitted with a range of built in wardrobes and a dressing table and is served by a large en-suite bathroom fitted with a suite comprising a WC, hand basin, bidet, bath and a separate shower. The guest bedroom suite also benefits from a dual aspect and features fitted wardrobes together with its own en-suite facility. The third bedroom (originally 2 separate bedrooms) incorporates a walk-in dressing room with views to the front, leading through to the main double bedroom which also enjoys front facing views. The family bathroom is fitted with a suite comprising a bath, WC and wash hand basin.

OUTSIDE

Badger Holt is set back from the road behind a mature frontage with a driveway providing good off road parking leading to the adjoining double garage. The foregarden is mainly laid to lawn and attractively planted with hedge boundaries providing a good degree of screening and privacy. To the rear the large garden backs onto neighbouring fields, enjoying a pleasant and private open aspect. The garden features a paved patio terrace with steps leading up to a generous lawn framed by well established borders and ornamental trees. Adjoining the property is a range of external stores which include a gardeners WC, garden store and boiler room.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. Verification should be obtained from your surveyor.

TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor.

COUNCIL TAX

Tax Band: G.
Shropshire Council.
www.gov.uk/council-tax-bands

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the Bridgnorth Office.

DIRECTIONS

From Bridgnorth proceed towards Wolverhampton on A454. At Wyken turn left towards Worfield, then fork off to the right. At the next junction crossover the B4176 towards Chesterton continuing onto Burnhill Green Road. Turn left on to Snowdon Road, signposted Beckbury. Passing the Dartmouth Arms pub, continue along this road to Beckbury village. At the junction turn left where Badger Holt can be found immediately on your right opposite the Primary School.

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Offers Around
£650,000

EPC: E

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.






BADGER HOLT

BADGER ROAD, BECKBURY

HOUSE:	197.0sq.m.	2,120.7sq.ft.
GARAGE:	27.7sq.m.	298.4sq.ft.
STORES:	5.6sq.m.	60.5sq.ft.
TOTAL:	**230.3sq.m.**	**2,479.6sq.ft.**

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











