



8 Wyke Way, Shifnal, TF11 8SF

BERRIMAN  
EATON

## 8 Wyke Way, Shifnal, TF11 8SF

This well proportioned detached family home enjoys a corner plot with a garage and off road parking being within walking distance to the towns High Street and amenities including a train station.

Telford - 6 miles, Albrighton - 6 miles, Bridgnorth - 11 miles, Shrewsbury - 18 miles, Newport - 9 miles, Wolverhampton - 13 miles, Birmingham - 30 miles.  
(All distances are approximate).

### LOCATION

Shifnal provides a wide variety of independent shops, supermarkets, a post office, cafés, traditional pubs and well regarded restaurants, combining historic charm with modern convenience. The town is well served by regular bus routes and benefits from its own railway station, offering convenient connections to Telford, Wolverhampton, Birmingham and beyond. Additional rail services are available from nearby Telford. For families, there is a strong selection of both independent and state schooling in the area.

Commuters are particularly well catered for, with Junction 4 of the M54 just a short drive away, providing excellent road links to Telford, Birmingham and the wider West Midlands.

### ACCOMMODATION

The front door opens into a welcoming entrance hall, complete with useful cloak storage and access to a convenient Guest WC. Stairs rise to the first floor. Positioned to the front elevation, the lounge enjoys an abundance of natural light and features an attractive fireplace housing a coal-effect gas fire. To the rear of the property, the open-plan dining kitchen is designed with modern family living in mind. The kitchen is fitted with a range of base and wall cabinets complemented by wood block worktops and an inset sink unit. Appliances include an oven and grill with gas hob, dishwasher, washing machine, fridge, and freezer. The dining area benefits from sliding patio doors opening directly onto the rear garden. An adjoining snug provides an additional reception space, ideal as a family room, playroom, or home office.

Stairs rise to the first floor landing, where there is loft access and an airing cupboard housing the central heating boiler. The master bedroom is a generous double room enjoying a dual aspect and fitted with a range of wardrobes and drawers. There are two further well proportioned double bedrooms, in addition to a fourth single bedroom featuring a built-in cupboard. The family bathroom is fully tiled and fitted with a white suite comprising a WC, pedestal wash hand basin and a P-shaped bath with shower over.

### OUTSIDE

Occupying a generous corner plot, the property benefits from a lawned frontage with a pathway leading to the entrance. To the rear, the enclosed garden is mainly laid to lawn and features a patio terrace alongside mature shrub borders. A driveway is positioned to the rear of the property, providing off-road parking and access to the single garage.

### SERVICES

We are advised by our client that all main services are connected. Verification should be obtained from your surveyor.

### TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

### COUNCIL TAX

Shropshire Council.  
Tax Band: D.  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

### DIRECTIONS

On entering Shifnal from the A4169 Bridgnorth direction, at the island take the first exit onto Innage Road then left again into Innage Croft, where the property can be located on the left hand side on the corner of Wyke Way identified by our for sale board.

#### Tettenhall Office

01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Lettings Office

01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£365,000

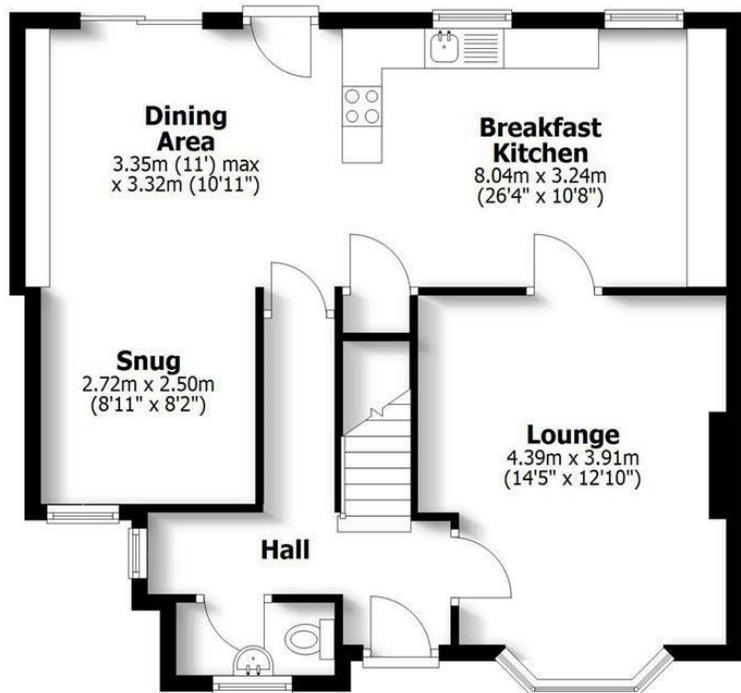
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.

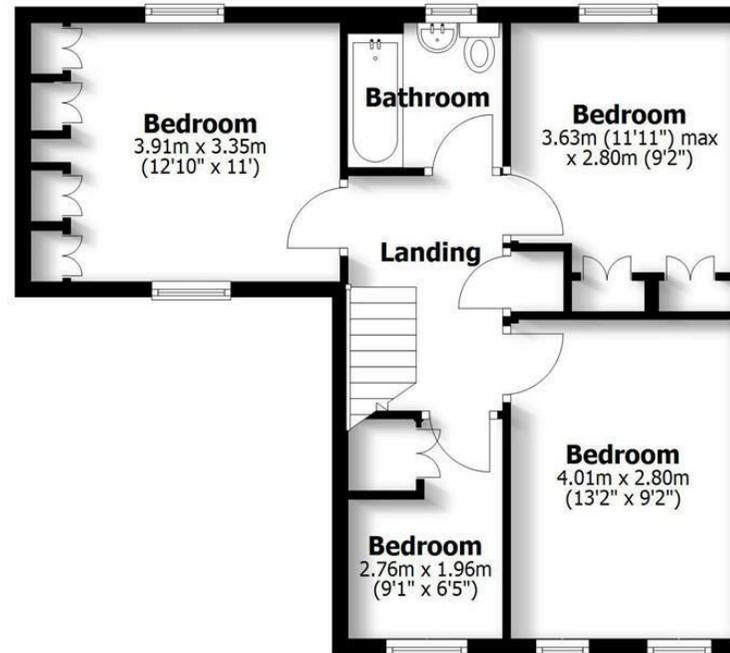


**8 WYKE WAY  
SHIFNAL**

HOUSE: 116.9sq.m. 1,258.2sq.ft.  
 GARAGE: 13.6sq.m. 146.8sq.ft.  
**TOTAL: 130.5sq.m. 1,405.0sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**

