



49 Hough Way, Shifnal, Shropshire, TF11 9PF

BERRIMAN  
EATON

## 49 Hough Way, Shifnal, Shropshire, TF11 9PF

A modern family home close to the towns High Street and amenities, offering three bedroom, two bath/shower accommodation together with a garden and private driveway. 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

Upon entering the property, the front door opens into the hallway, where a turning staircase rises to the first floor accommodation. From the hallway, there is access to a ground floor cloakroom fitted with a wash hand basin and WC. The open plan dining kitchen enjoys a dual aspect, creating a bright and airy space. The kitchen is fitted with a matching range of base and wall units with worktops over, an inset stainless steel sink unit, and integrated appliances including a dishwasher, washing machine, fridge freezer, oven, and gas hob with extractor hood above. A cupboard houses the wall mounted gas central heating boiler. The lounge overlooks the front elevation and features French patio doors opening out to the garden.

Stairs rise from the hallway to the first floor landing, which provides access to an airing cupboard and the loft space. The principal double bedroom overlooks the garden and benefits from a double built-in wardrobe and a private en-suite shower room. There are two further bedrooms, along with the main family bathroom, fitted with a white suite comprising a panelled bath with shower over, WC, and wash hand basin.

### OUTSIDE

Outside, the property benefits from an enclosed rear garden, mainly laid to lawn, with patio and decked sun terraces. There is gated side access to the front, along with an allocated driveway providing off road parking for two cars together with an EV charger.

### 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. Verification should be obtained by your Solicitors.

An annual service charge of around £185 is payable for the upkeep of the communal areas on the estate.

### COUNCIL TAX

Shropshire Council.

Tax Band: C.

### 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 from Bridgnorth, at the island take the first exit onto Innage Road. At the next island take the fourth exit onto Victoria Road and continue thorough onto Market Place (A464). At the roundabout turn left into Stone Drive then bear right onto Hough Way, following around to the left where the property can found along on the right hand-side.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around  
£279,950

EPC: B

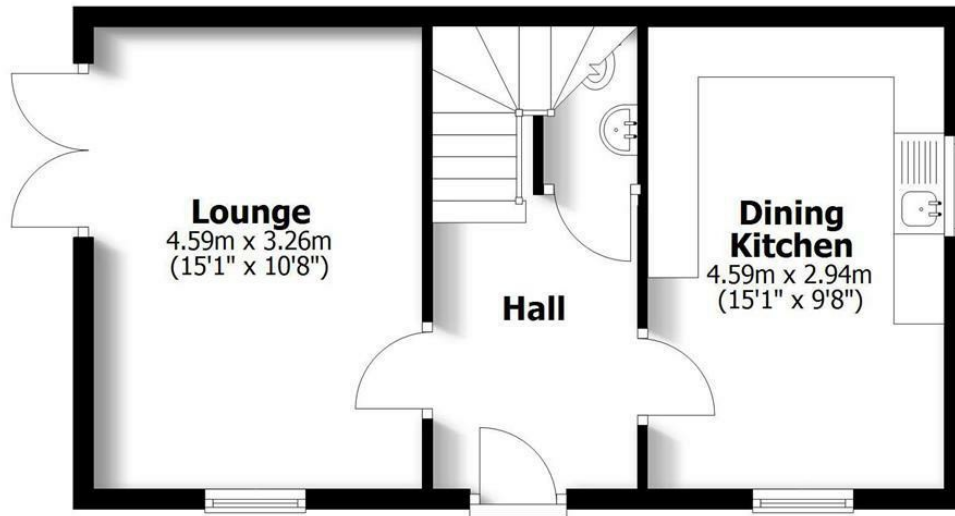
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

**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.

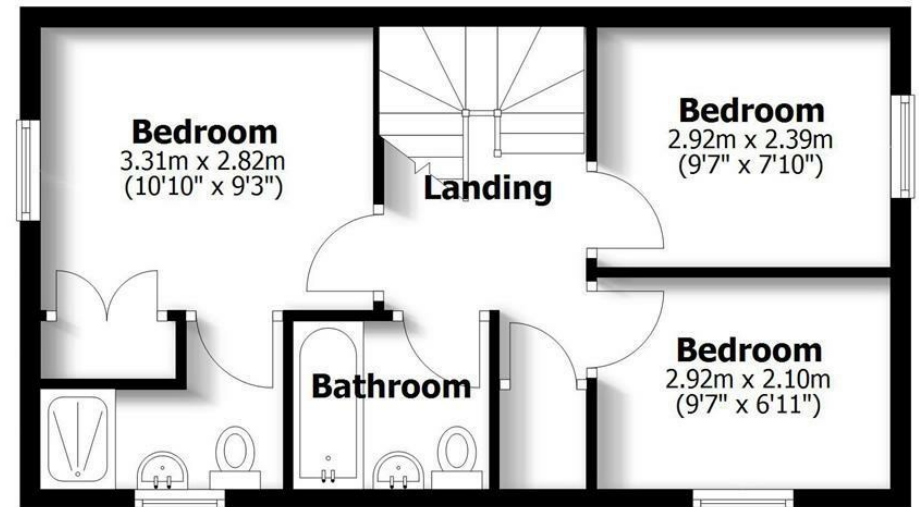


**49 HOUGH WAY**  
**SHIFNAL**

**TOTAL: 77.4sq.m. 833.2sq.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**

