



55 Beckbury, Shifnal, TF11 9DJ

BERRIMAN
EATON

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A beautiful period cottage located right in the heart of this the highly sought-after village of Beckbury. This charming three bedroom semi-detached home boasts a large rear garden with useful brick outbuildings, enjoying far reaching countryside views.

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 nestled within the rolling Shropshire countryside, offering a peaceful rural lifestyle while remaining conveniently close to major commercial centres, the M54, and the wider motorway network. The village itself provides a range of amenities including a church, primary school, village hall, pub, and community shop. Nearby, the award winning David Austin Roses plant centre offers beautifully maintained gardens, a gift shop, and a popular restaurant.

ACCOMMODATION

From the enclosed entrance porch, the front door opens into a welcoming lounge featuring wooden flooring and stairs rising to the first floor. A central fireplace houses a log burning stove, creating an attractive focal point. Beyond is an open plan dining kitchen, finished throughout with engineered oak flooring. The kitchen is fitted with a range of base and wall units, complemented by solid wood worktops, a sink unit, and space for appliances. The dining area benefits from an exposed brick fireplace and French patio doors opening onto the rear courtyard. A guest cloakroom/WC completes the ground floor accommodation.

From the first floor landing, doors lead to the principal double bedroom, which enjoys an outlook over the rear garden and views beyond. The second double bedroom overlooks the front aspect and benefits from private en-suite facilities, while the third bedroom also enjoys rear-facing views. The spacious landing provides a versatile area ideal for use as a study space if required. The family bathroom is fitted with a pedestal wash hand basin, WC, and a bath with shower over.

OUTSIDE

The cottage is set back behind pretty wrought iron railings, with a pedestrian gate and pathway leading to the front entrance. Gated side access leads to the rear, where a generous garden extends and backs onto open countryside. Immediately to the rear of the property, a paved courtyard garden provides a private outdoor seating area and access to a brick built outbuilding, formerly the original piggery with full head height. Beyond, the garden continues with a lawned area, well stocked borders, and an attractive rear aspect enjoying far reaching views across the Shropshire countryside. At the far end of the garden stands a large timber outbuilding in need of renovation, with gated access onto the adjacent track, over which the owners benefit from a right of way.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. LPG central heating. 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: E.
<https://www.gov.uk/council-tax-bands>

VIEWING ARRANGEMENTS

Strictly by appointment through the Bridgnorth Office.

DIRECTIONS

On approaching Beckbury from Albrighton, turn right at the T-junction and continue around to the right into the village where number 55 Beckbury can be found along on the right-hand side.

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

Asking Price
£495,000

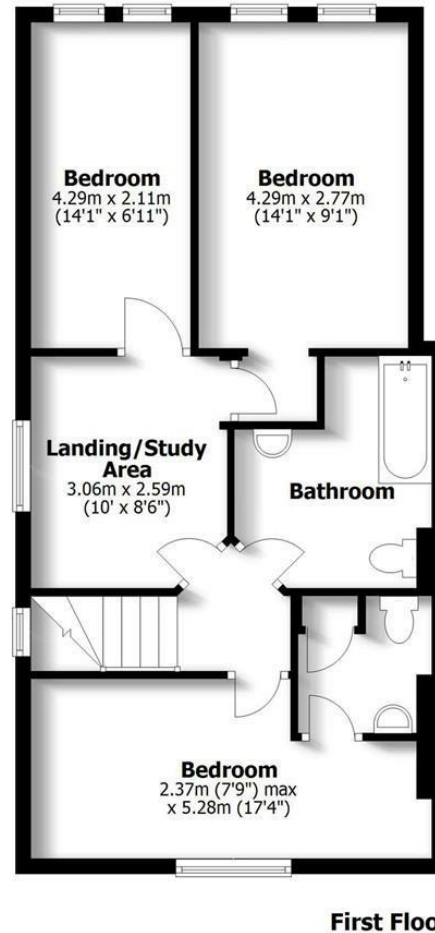
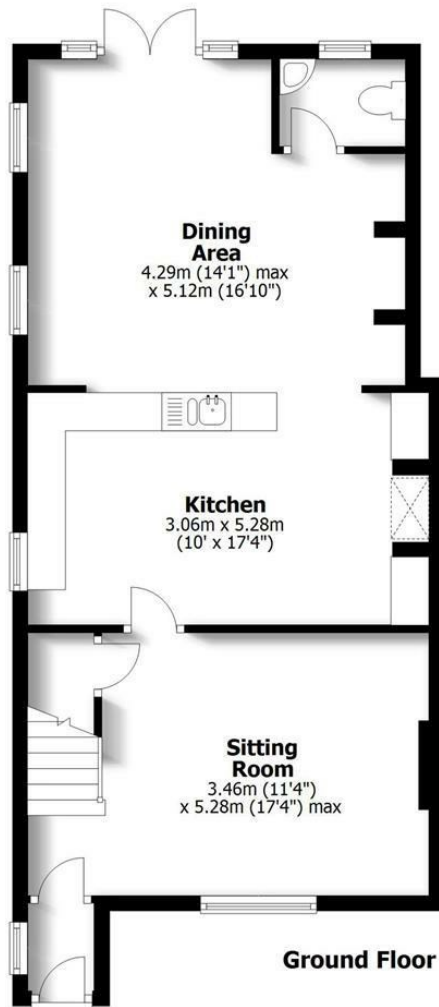
EPC: E

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.



**55 BECKBURY
SHIFNAL**



HOUSE: 114.6sq.m. 1,233.4sq.ft.
 OUTBUILDING/STORES: 26.5sq.m. 285.5sq.ft.
TOTAL: 141.1sq.m. 1,518.9sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

