

1 The Highlands, Cosford, Shifnal, TF11 9HY

BERRIMAN
EATON

1 The Highlands, Cosford, Shifnal, TF11 9HY

A well-presented four-bedroom semi-detached property set in an elevated position, offering beautiful countryside views. NO UPWARD CHAIN.

LOCATION

1 The Highlands stands well back from the Holyhead Road (A464) in a charming, matured setting. Shifnal Town Centre lies approximately 3.5 miles to the north west with Albrighton Village Centre being approximately 2.5 miles to the east. There is easy access to the further and more extensive amenities of Wolverhampton City Centre and the former new town of Telford together with the historic market town of Bridgnorth and the area is well served by schooling in both sectors.

Communications are excellent with the M54 (J2&3) facilitating fast access to Shrewsbury, Birmingham and beyond and both Shifnal and Albrighton Train Stations being nearby.

DESCRIPTION

1 The Highlands has been well maintained by the current owners and offers well-presented accommodation throughout. The property features two reception rooms, a kitchen, laundry room, and guest cloakroom, along with four generously sized bedrooms and two bath/shower rooms on the first floor.

One of the principal attractions is the superb grounds within which it stands, set well back from the road behind a sweeping driveway providing ample parking for several vehicles and a detached double garage, complemented by a substantial mature front garden and a hard-landscaped rear garden.

ACCOMMODATION

The front door opens into the HALL with a further door into the L-SHAPED RECEPTION ROOM with a double glazed bay window to the front, a floor to ceiling rear window and an inset log burner. From there a door opens into the KITCHEN comprising wall and base mounted units with fitted work surfaces, a composite sink and drainer, an integrated oven, space for a fridge and dishwasher, tiled flooring, a double glazed side window and a door opening into the LAUNDRY. There is plumbing for a washing machine, sink, a wall mounted gas boiler and a double glazed door and window to the rear. The DINING ROOM has wiring for wall lights, a double glazed bay window to the front and French doors to the side elevation. From the laundry a door opens into the GUEST CLOAKROOM has a WC, wash basin and a double glazed window to the rear.

Stairs rise to the first floor LANDING having pull down ladder access to the loft, an airing cupboard and a double glazed side window. BEDROOM ONE is a double room in size with double glazed windows to two elevations. BEDROOMS TWO and THREE are both double rooms with double glazed windows and BEDROOM FOUR is a generous sized room with a double glazed window to the front elevation. The HOUSE BATHROOM comprises a modern suite with a panelled bath, a separate shower cubicle, a wash basin, WC and tiled walls and there is also a SHOWER ROOM with a shower cubicle, a large vanity unit with a wash basin, cupboards and drawers, a WC and a double glazed window to the rear elevation.

OUTSIDE

The property stands well back from the road, enjoying an attractive frontage approached via a sweeping DRIVEWAY providing off street parking for several vehicles, along with hardstanding for a caravan/motorhome and a detached DOUBLE GARAGE providing ample storage space, electric light and power, and a convenient side door.

To the front, there is a generous garden mainly laid to lawn, complemented by mature trees, a variety of shrubbery, well-stocked beds, two fishponds, a large gazebo perfect for entertaining and steps rising to a paved terrace leading to the front door. The garden continues around to a private REAR GARDEN, featuring a paved patio and gravelled areas, bordered by well-stocked beds and established hedged boundaries.

We are informed by the vendors that mains electric and water are connected, heating is via LPG and drainage is via a septic tank.
COUNCIL TAX BAND D – Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard is 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.

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

www.berrimaneaton.co.uk

Offers Around
£525,000

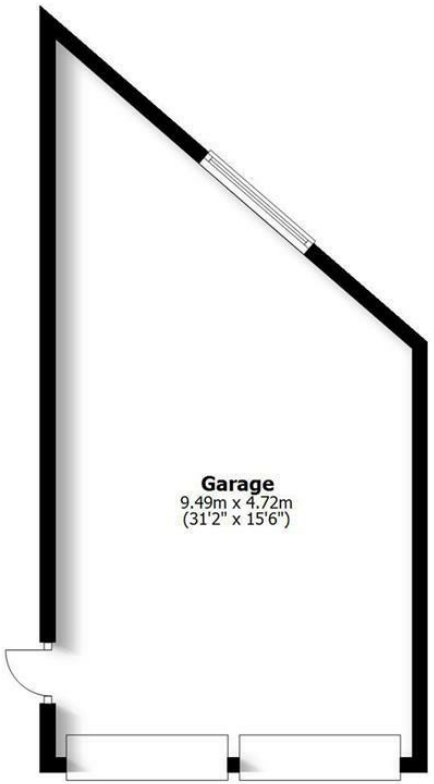
EPC: E

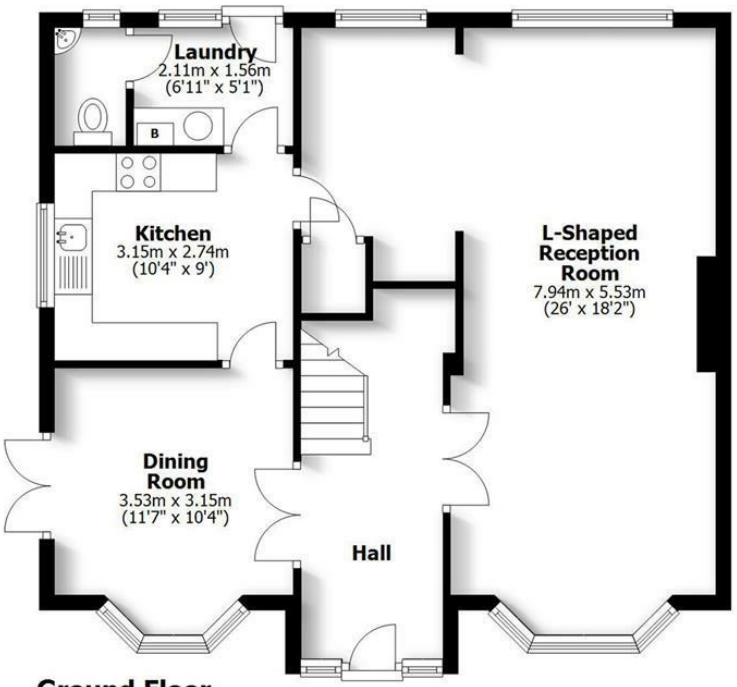
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

1 THE HIGHLANDS
COSFORD

HOUSE:	137sq.m.	1475sq.ft.
GARAGE:	35.1sq.m.	378sq.ft.
TOTAL:	**172.1sq.m.**	**1853sq.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

















