



PART EXCHANGE CONSIDERED

Plot 3, Hickman House Haughton Road, Shifnal, Shropshire, TF11 8DG

**BERRIMAN
EATON**

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Within walking distance of the vibrant High Street in the bustling market town of Shifnal, this is one of just four exclusive, high-end homes set within a quiet and private development. This impressive four bedroom brand new home, has been thoughtfully designed for modern living with outstanding kitchen and bathroom fittings. The detached houses feature a spacious open-plan kitchen, dining and family area with bi-folding doors together with a separate utility and sitting room, while the bedrooms have two en-suite bathrooms and a spacious house bathroom with freestanding bath. Both have good parking and garages with remote doors and internal access to the accommodation. Anticipated completion is Summer 2026, and the property will be covered by a 10-year warranty.

LOCATION

Situated in the charming market town of Shifnal, the property benefits from an excellent range of amenities including independent shops, cafés, traditional pubs, and well-regarded restaurants.

A selection of highly regarded schools, both state and independent, are also within easy reach.

The town is ideally positioned for commuters, with its own railway station providing direct links to Telford, Wolverhampton, and Birmingham. The nearby M54 (Junction 4) offers convenient road access across the West Midlands.

Albrighton - 5 miles, Telford - 6 miles - Much Wenlock - 13 miles, Shrewsbury - 19 miles, Bridgnorth - 12 miles, Wolverhampton - 12 miles, Kidderminster - 23 miles. (All distances are approximate).

ACCOMMODATION

Having underfloor heating to the ground floor and radiators on the first floor:

COVERED PORCH

THROUGH HALLWAY with a turning staircase in oak and glass balastrading having an understairs storage cupboard and GUEST CLOAKROOM fitted with a sealed concealed cistern, WC and vanity unit with cupboards beneath and wall mounted mirror cabinet having under light and shave this point.

LOUNGE with view to the front

LIVE-IN BREAKFAST KITCHEN with porcelain large tiled floor, extensive bifolding doors leading out onto the rear patio from the dining area and a full height picture window from the sitting area. The contemporary style kitchen with Quartz work surfaces include a large range of storage facilities and integrated appliances to include: Drinks fridge, larder fridge and larder deep freeze with Neff integrated upright oven, warming drawer and integrated microwave, concealed under cupboard lighting, boiling water tap, induction hob on the island with centre extractor, integrated dishwasher, re-cycling bin and family breakfast bar for four. A door leads into a good size separate utility that has facilities for washing machine and tumble dryer with sink unit. Again an excellent range of storage cupboards including a pantry double cupboard with shelving.

FIRST FLOOR

BEDROOM 1. with these Having full height opening windows with glass balastrade, range of fitted wardrobes and door to the ensuite shower room with concealed cistern, WC, vanity handbasin, heated towel rail and mirror cabinet with under light and shaver point.

GUEST BEDROOM 2. Includes a shower room with vanity unit and mirror cabinet above with down lighter and shade point, concealed cistern WC, shower, vanity unit with hand basin and heated towel rail.

BEDROOMS 3 AND 4

LUXURY HOUSE BATHROOM with freestanding oval bath, mixer tap with a shower attachment, vanity unit with good storage, concealed cistern WC, and mirror cabinet with back light and shavers point.

OUTSIDE

Gravel parking to the front of the property, EV charging point, with gated access to the rear garden, The GARAGE has a remote electric door and power points with internal access to the kitchen. To the rear the gardens have been mainly laid to lawn with an impressive large ceramic tiled patio.

FIXTURES AND FITTINGS

Sold as seen on completion

SERVICES

Mains Electricity, water and drainage 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 solicitor

COUNCIL TAX

TBA

VIEWING

Strictly by appointment only through the Bridgnorth Office

DIRECTIONS

what3words:///treat.jazzy.flotation

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

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Bridgnorth Office

01746 766499

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Wombourne Office

01902 326366

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Offers Around
£645,000

EPC:

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.



PLOTS 1-3 HAUGHTON ROAD, SHIFNAL

HOUSE: 168.7sq.m. 1816sq.ft.
GARAGE: 15.6sq.m. 167sq.ft.
TOTAL: 184.3sq.m. 1983sq.ft.

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



