



London House, 14 Park Street, Shifnal, TF11 9BG

BERRIMAN  
EATON

# London House, 14 Park Street, Shifnal, TF11 9BG

An interesting, period residence of much charm and character standing in a superb position in the Shifnal Conservation Area close to the centre of a highly regarded Shropshire town.

## LOCATION

Shifnal provides a full complement of local amenities which are ideal for everyday needs and the further, more extensive amenities afforded by Telford, Wolverhampton and Bridgnorth are all within easy travelling distance.

Communications are excellent with Shifnal Train Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 (J4) facilitates fast access to the entire motorway infrastructure. Furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

London House is a three storey, period townhouse offering well planned and flexible accommodation to each floor.

The current owners purchased the property in 1997 and briefed JSP Architects to create for them a modern house within the original shell. Amongst other work the property was given a new roof, new windows, was extensively insulated, re-plumbed and re-wired.

The property is well maintained and stands within a large plot with a superb garden to the rear, off street parking and a large garage.

## ACCOMMODATION

A panelled front door opens into the PRINCIPAL RECEPTION ROOM which is a large room in size with ample space for both seating and dining areas. There are beams and rafters to the ceiling, a fireplace with a solid fuel burning stove with quarry tiled hearth and beam above, two double glazed windows to the front and a door to the CELLAR. The DINING KITCHEN has a range of wall and base mounted cupboards, a double oven Aga, plumbing for a dishwasher, quarry tiled floor, a light corner aspect with double glazed windows to both the side and rear and a useful larder. Three is an adjoining LAUNDRY with a double glazed side door, quarry tiled floor, a built in washing machine and a door to the CLOAKROOM with a white suite of WC and corner wash basin, a double glazed window and quarry tiled floor.

A staircase rises to the galleried landing with original wooden floorboards. BEDROOM ONE is a good double room in size with a light, through aspect with double glazed windows to both the front and rear, a decorative cast iron fireplace with strip pine surround and quarry tiled hearth, original wooden floorboards. BEDROOM TWO is a double room in size with a double glazed window to the front and a pedestal wash basin and original wooden flooring and there is a STUDY / DRESSING ROOM with a double glazed window to the rear, a linen cupboard and a door to the BATHROOM which is a good size with a panelled bath, separate fully tiled shower, WC and pedestal basin and a double glazed window to the front.

A further staircase rises to the second floor accommodation with a landing SITTING ROOM with a light through aspect with double glazed windows to both the front and rear, access to the roof space and exposed timbering. There are THREE FURTHER BEDROOMS to this floor, all of which have double glazed windows and one of which has original wooden floorboards and there is a SHOWER ROOM with a fully tiled shower cubicle, pedestal basin and WC, ceiling rafters and a double glazed rear window.

A gated DRIVEWAY leads to a substantial area of gravelled parking with a large DETACHED GARAGE which is of a superb size with an elevating door, electric light and power, service ducts for water supply and a first floor room accessed by a ladder which was originally intended to be an office. The works of conversion were never completed but this could be an ideal space for those wishing to work from home.

The GARDEN is a particular feature of the house being laid out over gently undulating tiers with a paved terrace, well stocked beds and borders, ample areas of lawn, a further patio and a surprisingly high degree of privacy for a property of this type in this location.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available. The property has a Virgin Media fibre connection that is currently unused.

Mobile – Ofcom checker shows that three of the four main providers are likely to cover the area inside and all four outside

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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## LONDON HOUSE 14 PARK STREET, SHIFNAL

HOUSE: 158sq.m. 1701sq.ft.

CELLAR: 14.2sq.m. 152sq.ft.

GARAGE: 39.3sq.m. 423sq.ft.

**TOTAL: 211.5sq.m. 2276sq.ft.**

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



