

10 Victoria Road, Shifnal, TF11 8AE

BERRIMAN EATON



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An attractive, single storey residence standing in a convenient position close to the heart of a sought after Shropshire market town.

LOCATION

The property stands in the centre of Shifnal which 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

10 Victoria Road has recently been the subject of a scheme of improvement and remodelling to greatly enhance the quality of the accommodation provided.

The bungalow is well presented throughout with neutral décor, well appointed kitchen and bathroom suites, double glazing and gas fired central heating with a Honeywell thermostatic control. The property is particularly well insulated and provides a very comfortable environment in which to live.

ACCOMMODATION

A composite front door with inset leaded lights opens into the HALL with Minton floor tiling. The LIVING AREA is a light room with a dual aspect with a walk in bay to the front and ample space for both seating and dining. There is a composite external side door and the room continues into the KITCHEN with a full range of wall and base mounted cabinetry with butchers block working surfaces, a ceramic sink, a four ring induction hob with built under electric oven and stainless steel chimney above, an integrated washing machine, an integrated fridge and freezer, and integrated dishwasher, an under mounted plinth heater, tiled floor, integrated ceiling lighting and two windows.

The PRINCIPAL SUITE has a double bedroom with a window to the side and an EN-SUITE SHOWER ROOM with a white suite with a fully tiled corner shower with waterfall head and separate hose, WC and vanity with wash basin with cupboard and drawer beneath, Italian porcelain tiled floor and tiled walls, integrated ceiling lighting, a window, a backlit mirror and a chrome towel rail radiator. BEDROOM TWO is also a good double room in size with a window to the front and the BATHROOM with a white suite with a panelled bath with shower over with a waterfall head and separate hose, WC and vanity unit with wash basin with cupboard and drawer beneath and backlit mirror above, tiled walls and Italian porcelain tiled floor, a window, integrated ceiling lighting, a chrome towel rail radiator and a useful storage cupboard with fitted shelving and a wall mounted Worcester Bosch gas fired central heating boiler.

OUTSIDE

10 Victora Road stands behind an impressive frontage with double gates set within a brick boundary wall, a DRIVEWAY laid in tarmacadam providing ample off street parking and gravelled beds.

There is gated side access on either side of the property over paved paths to the low maintenance REAR GARDEN with a large paved terrace and a lawn laid in artificial grass. There is an external cold water supply and external light.

We are informed by the Vendors that all mains services are connected
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, Superfast and Ultrafast broadband are 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.

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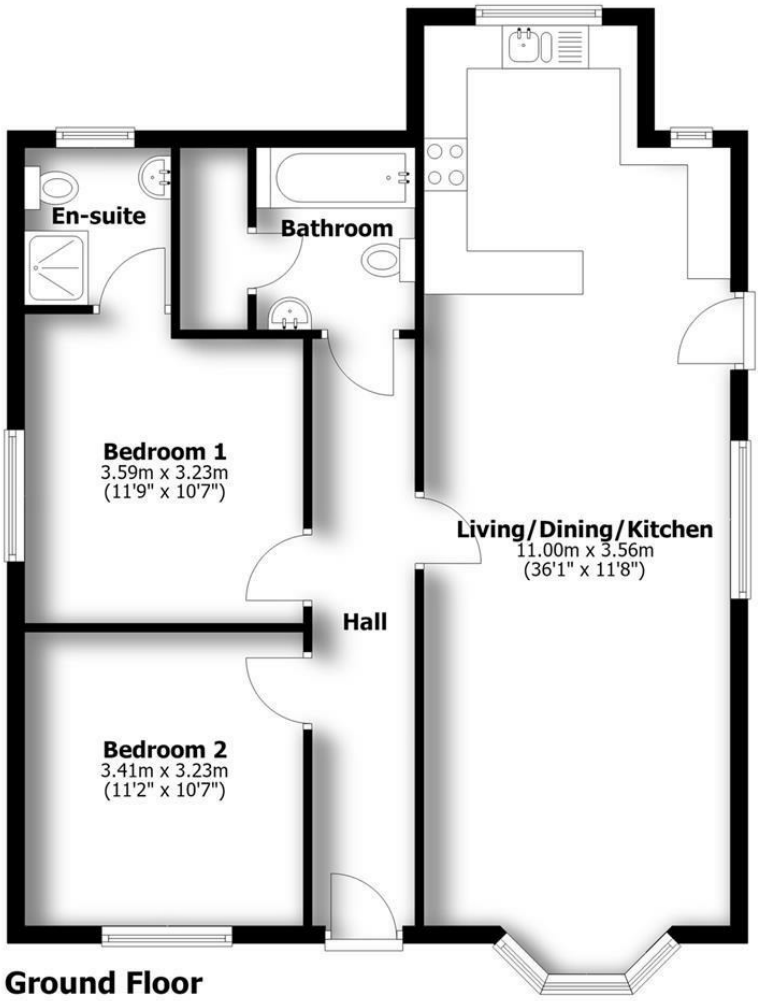
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IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and 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.






10 VICTORIA ROAD
SHIFNAL



Ground Floor

TOTAL: 78.2sq.m. 842sq.ft.

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







