8 Watts Drive, Shifnal, Shropshire, TF11 8FR

BERRIMAN
EATON

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A three bedroom semi-detached property comprising well-presented accommodation to ground and first floor and with two parking spaces to the rear.

LOCATION

8 Watts Drive is conveniently situated within easy reach of the centre of Shifnal, offering a perfect location for families. With children's play parks and scenic countryside walks nearby, there's plenty for everyone to enjoy. In addition, residents have access to a wide range of amenities including shops, pubs, restaurants, cafes, sports facilities, and medical and dental practices. The area is also well-served by local schools.
For commuters, the location is particularly appealing, with a train station in Shifnal offering direct services to Shrewsbury, Birmingham, and beyond. Plus, the M54 is just a short drive away, providing easy access to the entire motorway network.

DESCRIPTION

8 Watts Drive is a well presented three bedroom semi-detached property with well-proportioned accommodation to both ground and first floors. The property benefits from well-appointed kitchen and bathroom suites, double glazing, gas central heating and two parking spaces to the rear.

ACCOMMODATION

The front door opens into the HALL with a door opening into the LOUNGE with a double glazed front window and a further door to the BREAKFAST KITCHEN comprising wall and base mounted cabinetry, an integrated fridge freezer, oven, gas hob and a dishwasher, there is a stainless steel sink and drainer, an understairs storage cupboard, double glazed French doors to the rear with shutters and a GUEST CLOAK ROOM with a WC and wash basin.

There are TWO DOUBLE BEDROOMS with double glazed windows and a THIRD BEDROOM. There is a modern BATHROOM SUITE comprising panelled bath with a shower over, WC, wash basin and tiled flooring.

OUTSIDE

The property has a paved pathway and shaped lawn to the front and there are TWO PARKING SPACES to the rear and a gate leading to the REAR GARDEN with a paved patio and a shaped lawn.

ESTATE CHARGE

There is an annual estate charge which is currently £204.64 to cover the cost of the communal areas.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – 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 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.
The long term flood defences website shows very low risk.

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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£267,500

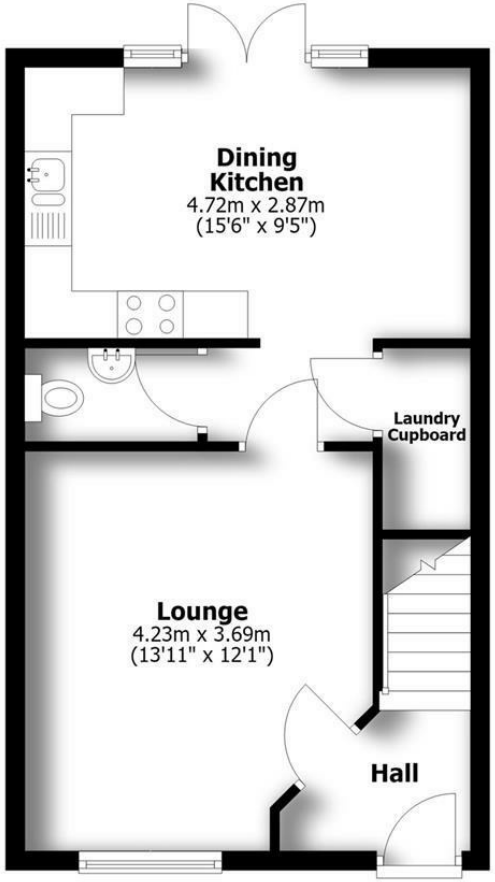
EPC: B

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.

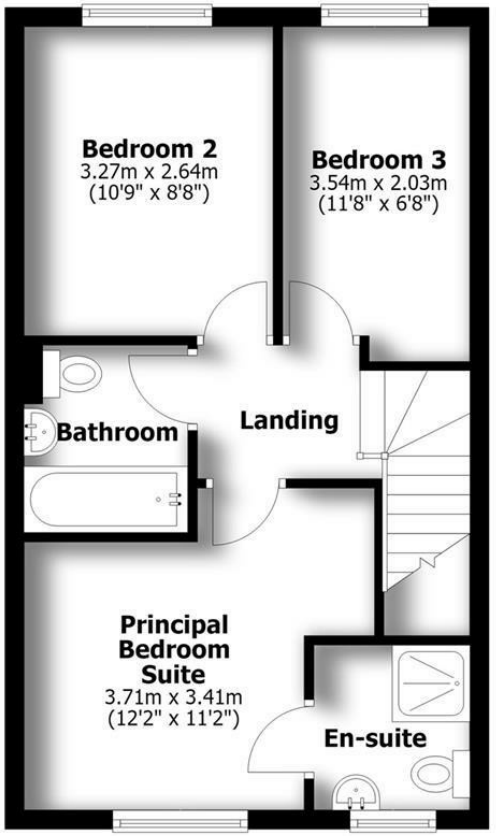
8 WATTS DRIVE
SHIFNAL

TOTAL: 78.4sq.m. 844sq.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