



8a Church Street, Shifnal, TF11 9AA

BERRIMAN  
EATON

# 8a Church Street, Shifnal, TF11 9AA

A well located two storey apartment which is currently tenanted but which can be sold with Vacant Possession

## 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

The property comprises a self contained apartment providing accommodation over two storeys above commercial premises. The apartment is well presented throughout and benefits from a courtyard style area of garden.

## ACCOMMODATION

A part glazed and panelled front door opens into a HALL with tiled floor and stairs rise to the first floor landing with a door opening into the SITTING ROOM with a double glazed window, ceiling cornice, integrated ceiling lighting and a decorative electric fireplace. There is an INNER LANDING with a double glazed window and a storage cupboard and the KITCHEN has oak flooring, wall and base mounted units, a four ring electric hob with built under electric oven, an integrated fridge, integrated ceiling lighting, ceiling cornice, ceiling beams, a double glazed window and a breakfast bar. The BATHROOM has a white suite with a panelled bath with shower over, pedestal basin and WC, travertine stone tiled floor and walls, ceiling cornice, integrated ceiling lighting, ceiling beam and a double glazed window.

A staircase rises to the BEDROOM with a vaulted ceiling with beams, a double glazed window and a walk in wardrobe.

## OUTSIDE

There is a paved GARDEN with corner rockery bed, bin store and timber garden shed.

## TENANCY

The property is currently rented out for £525 pcm, the property can be sold with vacant possession.

## LEASE DETAILS

The property will be sold with the benefit of a newly formed long lease, the details of which are yet to be verified.

We are informed by the Vendors that mains water, electricity and drainage and heating is gas LPG

The property is located in the Shifnal Conservation area  
COUNCIL TAX BAND A – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is LEASEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available  
Mobile date 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 low risk.

### Tettenhall Office

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### Lettings Office

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### Wombourne Office

01902 326366

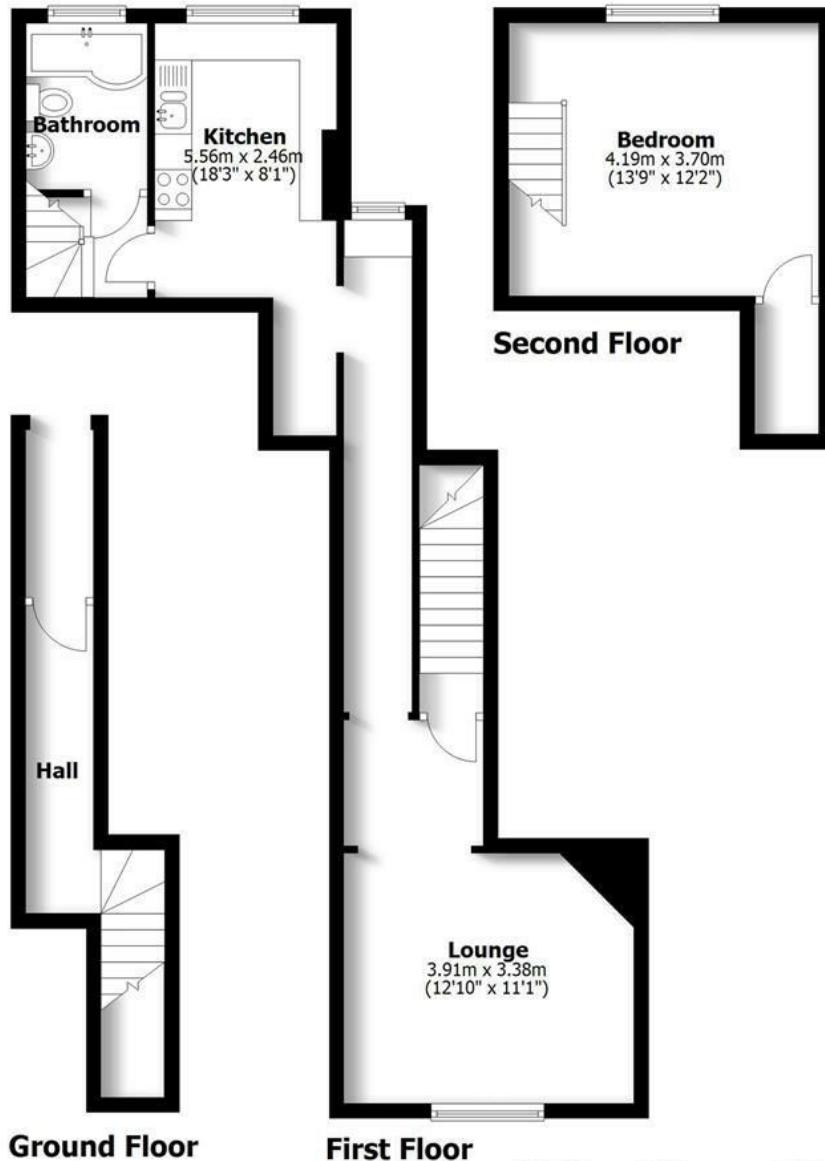
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

Offers Around  
£149,950

EPC: C

**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.

**8A CHURCH STREET**  
SHIFNAL



**TOTAL: 69.6sq.m. 749sq.ft.**

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

