10 Church Street, Shifnal, TF11 9AA

BERRIMAN
EATON

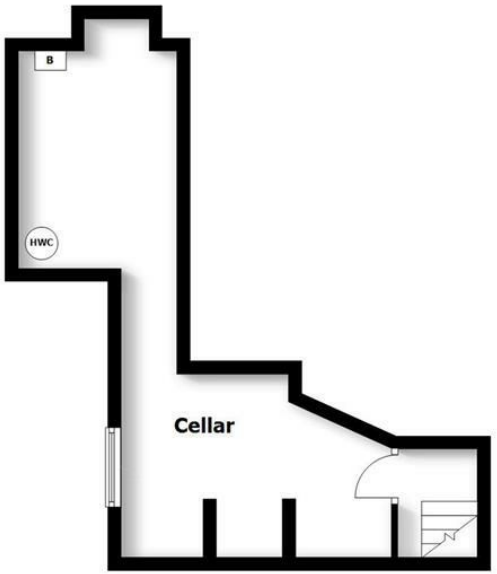
10 Church Street, Shifnal, TF11 9AA

A well located period residence with a separate two bedroom cottage, parking and garaging together with a large garden.

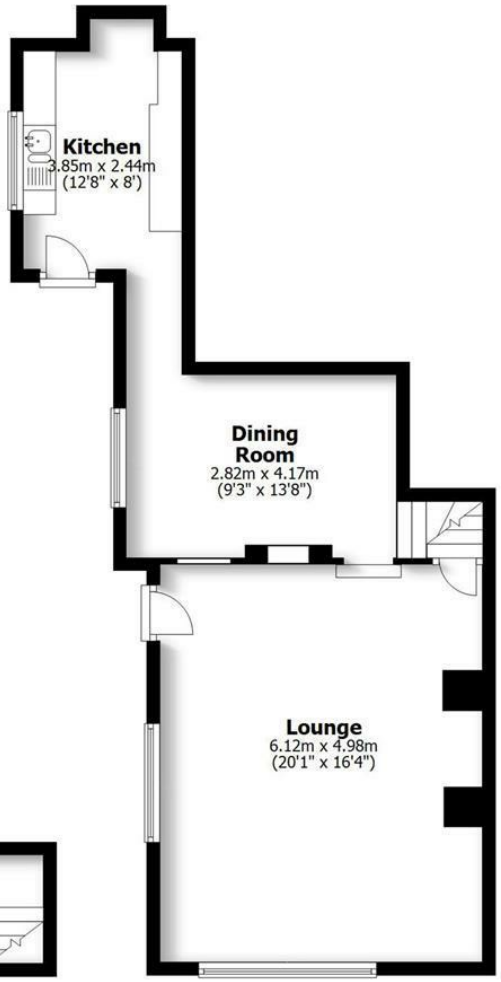
10 CHURCH STREET
SHIFNAL

HOUSE: 145.9sq.m. 1570sq.ft.
CELLAR: 22.8sq.m. 246sq.ft.
TOTAL: 168.7sq.m. 1816sq.ft.

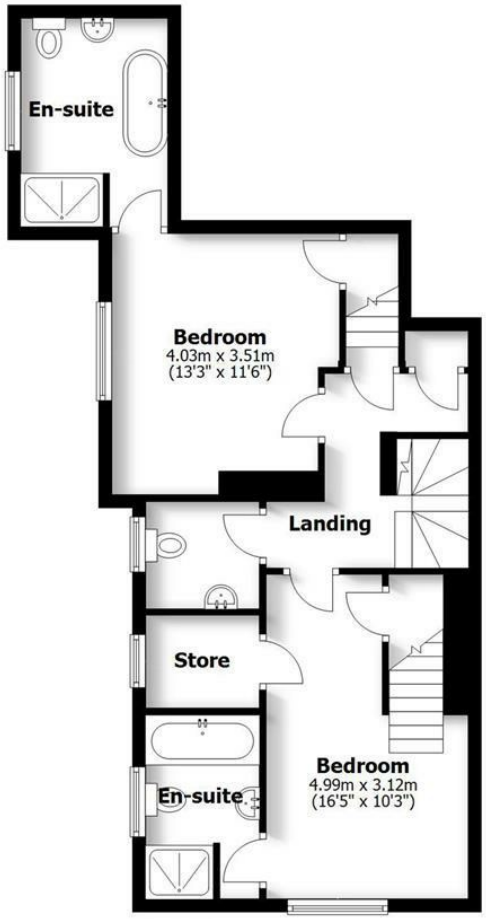
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



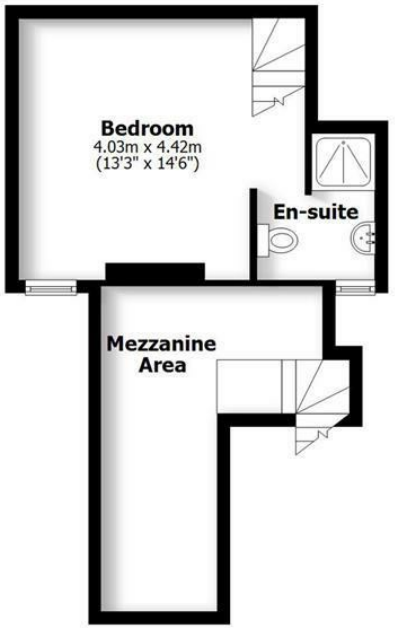
Cellar



Ground Floor



First Floor



Second Floor

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 Church Street is an unusual property in that it comprises a substantial, three storey period residence with three bedroom suites and two reception rooms together with an individually designed two storey cottage which was built approximately twenty years ago. There is a drive with ample off street parking for several cars and garaging together with a large garden. Both properties benefit from double glazing and gas fired central heating.

The three bedroom suites of the bedroom residence are currently tenanted but can be sold with vacant possession.

PRINCIPAL RESIDENCE
A front door opens into the LOUNGE with oak flooring, a light corner aspect with a window to the front and double glazed side window and front door, a cast iron wood burning stove set within a quarry tiled recess with a recess for TV above, built in character book and display shelving and a door into stairs leading to the CELLAR which is used as a laundry with plumbing for a washing machine, a double glazed window and a radiator. Steps from the lounge lead up to the DINING ROOM with wooden flooring, integrated ceiling lighting, ceiling cornice and a double glazed window. The KITCHEN has wall and base mounted units with butchers block working surfaces, space for a range style cooker, travertine stone tiled floor, two integrated fridges, a double glazed side window and a secondary front door.

Stairs rise to the part galleried split level first floor landing with a CLOAKROOM with white suite of WC and pedestal basin, stone tiled floor and part tiled walls, ceiling cornice, integrated ceiling lighting and a double glazed window. The MAIN BEDROOM SUITE has a SITTING ROOM with double glazed window, vaulted ceiling with exposed timbering, ceiling cornice, integrated ceiling lighting, a large walk in wardrobe with a double glazed window and a BATHROOM with a white suite of bath, pedestal basin and WC together with a fully tiled shower, travertine stone tiled floor and part tiled walls, integrated ceiling lighting, ceiling cornice and a double glazed window. A staircase from the sitting room rises to the MEZZANINE BEDROOM with a vaulted ceiling and exposed timbering.

The SECOND BEDROOM SUITE has a large double bedroom with beamed ceiling, a double glazed window, a built in wardrobe, ceiling cornice, integrated ceiling lighting and an EN-SUITE BATHROOM with a white suite with a free standing bath, WC and pedestal basin together with a separate fully tiled shower, tiled floor and walls, a double glazed window and a double glazed roof light, ceiling beam and integrated ceiling lighting.

A door from the landing opens onto a staircase rising to the upper floor THIRD BEDROOM SUITE with a double bedroom with exposed wall and ceiling timbering, vaulted ceiling and an EN-SUITE SHOWER ROOM with a white suite of WC pedestal basin and a fully tiled shower, travertine stone tiled floor and part tiled walls and a double glazed window.

TENANCY DETAILS
The property is currently rented out and is achieving:
Bedroom suite one: £650 pcm
Bedroom suite two: £600 pcm
Bedroom suite three: £575 pcm

THE COTTAGE
A double glazed front door opens into a HALL with oak flooring, ceiling cornice, integrated ceiling light and a part glazed door opening into the LIVING ROOM with two double glazed windows, ceiling cornice, integrated ceiling lighting, wiring for wall lights, a wall mounted decorative electric fire and a recess for a TV. The KITCHEN has wall and base mounted shaker style cupboards, a four ring electric hob with filtration chimney above and a built in double electric oven, an integrated washing machine, an integrated fridge, travertine stone tiled floor, part tiled walls, a double glazed window and external door, an understairs storage cupboard and a CLOAKROOM with white suite of WC and pedestal basin, travertine stone tiled floor and part tiled walls, ceiling cornice and integrated ceiling light together with a chrome towel rail radiator.

A staircase rises to the first floor landing. BEDROOM ONE is a double room in size with a double glazed window and a double glazed roof light, integrated ceiling lighting and an EN-SUITE BATHROOM with a white suite with a panelled bath, WC and pedestal basin together with a separate fully tiled shower, travertine stone tiled floor and part tiled walls, a double glazed window, fitted shelving and a chrome towel rail radiator. BEDROOM TWO has a light corner aspect with double glazed windows to two elevations, integrated ceiling lighting and an EN-SUITE SHOWER ROOM with a fully tiled shower, WC and pedestal basin, travertine stone tiled floor and part tiled walls, fitted shelving and a chrome towel rail radiator.

OUTSIDE
The property is approached over a DRIVEWAY laid in tarmacadam with wooden gates opening onto ample DRIVEWAY with parking for several vehicles, a substantial timber and tile GARAGE, a large WORKSHOP and a substantial paved and covered terrace providing a delightful al fresco seating and dining area with a timber bar.

The REAR GARDEN enjoys a particularly high degree of privacy and is arranged in two sections, both of which have level lawns with stone steps between and well planted and matured beds and borders providing a delightful green backdrop.

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 for 10 Church Street BAND C – Shropshire
COUNCIL TAX for 10a Church Street 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 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.

Offers Around £660,000 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.

WINE
ZONE

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk