



Glendene, Grooms Lane, Kemberton, Shifnal, Shropshire, TF11 9LS

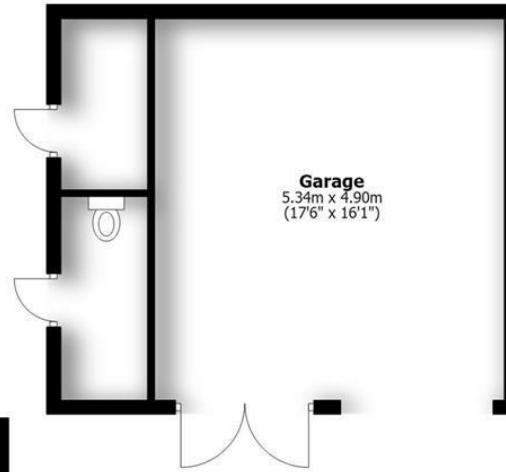




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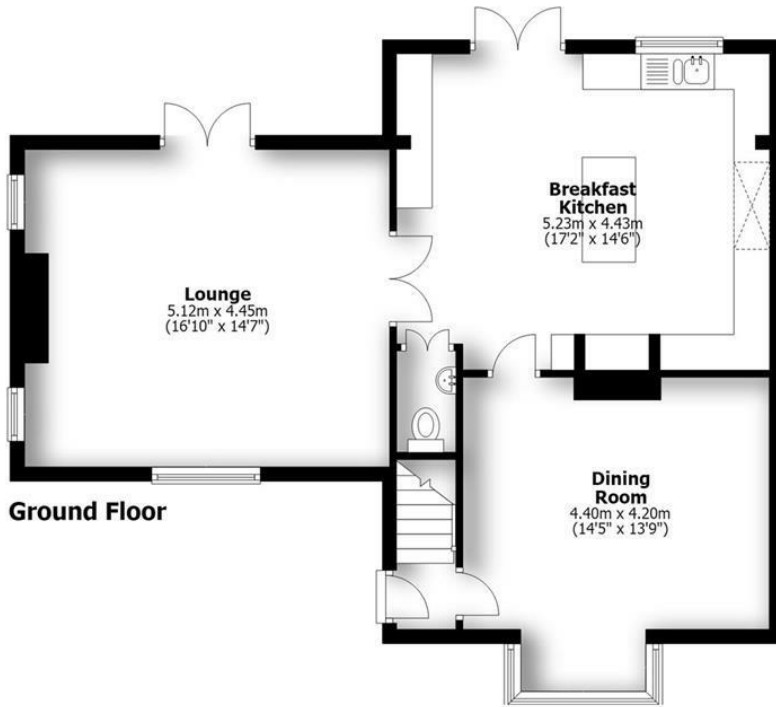
A rare to find detached cottage with glorious views in this tranquil and highly sought after location for its ideal commuting links. The modern accommodation includes four bedroom with three bathrooms, two reception rooms and a family breakfast kitchen, having a double oak framed carport within the large gardens. Being just a just walk to the village pub, there is access to an abundance of walks.
Shifnal - 3 miles, Telford - 5 miles, Bridgnorth - 9 miles, Wolverhampton - 16 miles, Shrewsbury - 21 miles, Birmingham - 32 miles, M54 (J4) - 4.75 miles. (All distances are approximate).

GLENDENE
GROOMS LANE, KEMBERTON

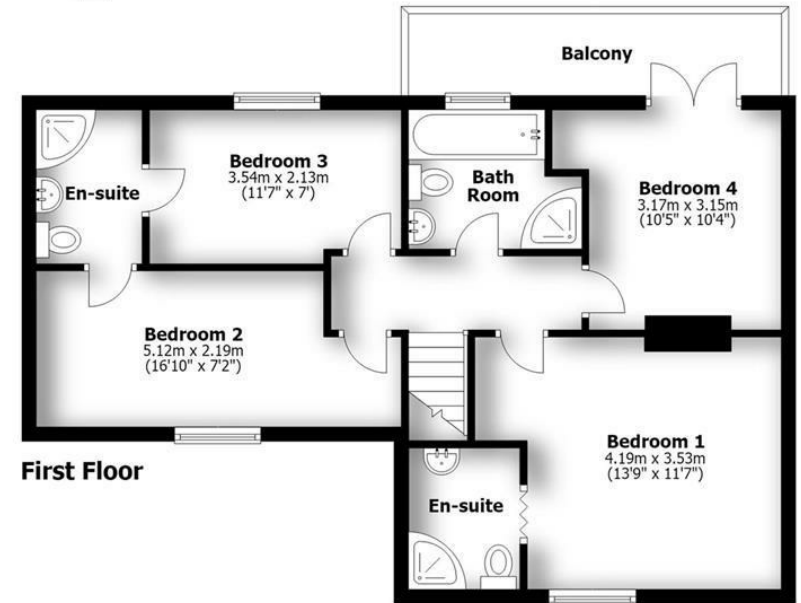


Garage
5.34m x 4.90m
(17'6" x 16'1")

HOUSE: 125.3sq.m. 1349sq.ft.
GARAGE: 33.3sq.m. 358sq.ft.
TOTAL: 158.6sq.m. 1707sq.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

LOCATION

Kemberton is a most sought after Shropshire village and community, situated within beautiful, rolling countryside with views and a highly regarded public house. Conveniently situated just a few minutes drive from Shifnal town centre, with its comprehensive range of local facilities, there are more extensive amenities, retail parks, business centres and shopping centre in nearby Telford. Local rail services run from Shifnal with mainline connections at Wolverhampton, whilst the M54, A5 and M6 are also easily accessible.

SUMMARY

Positioned amidst fields with far-reaching views to the front and rear, this property enjoys a truly special setting. Features include oak-effect laminate and tiled flooring throughout the ground floor, double glazing, a replacement oil central heating system, ceiling downlights in most rooms, two en-suite shower rooms, and a family bathroom serve the four bedrooms, making this a highly desirable home. In 2024, the owner obtained planning permission for the existing property to be replaced with a new single dwelling built to a very modern specification (plans available). In our opinion, the most attractive feature is the open outlook; combined with the east-to-west orientation, this ensures the garden enjoys sunshine throughout the day and into the evening, making it an ideal home for entertaining. A double Prime Oak carport was added in 2011. No Upward Chain.

ACCOMMODATION

With the side entrance, the accommodation presently comprises; entrance hall with stairs rising to the first floor, dining room with views to the front and fireplace housing a cast iron log burner and leading through into the spacious breakfast kitchen fitted with a range of units and a tiled floor incorporating an integrated dishwasher and washing machine, freestanding Range double oven with separate grill and ceramic electric hob and extractor fan above. Double patio doors lead onto the sun terrace. The guest cloakroom has a WC and handbasin, whilst a further door leads from the kitchen into the sitting room with private aspects to both the front and side, having patio doors leading onto the rear terrace. There is a further fireplace housing a cast iron log burner.

On the first floor the principle bedroom has a part tiled shower room en-suite, bedroom two enjoys double doors to a walk on balcony. The further two bedrooms share an en-suite shower room and the house bathroom is also planned with a bath and separate shower. All bathrooms have heated towel rails.

On the first floor, the landing gives access to a loft space and four bedrooms. The principal bedroom are having an ensuite Party towel tiled shower with heated towel rail the guest bedroom with double doors onto the balcony with far reaching views and to further bedrooms that share a Jack and Jill share room Party tiles with heater towel. The house bathroom is equipped with both a bath and separate shower handbasin WC and heated towel with parts walls.

OUTSIDE

A gravel driveway from the lane leads to a good size driveway with turning area and a Prime Oak detached double carport (one side with doors) having power points and lights. There is an additional loft area for storage and from the outside the building has access to a gardeners WC and an enclosed oil tank. To the rear of the carport is a hardstanding for the bins. The garden is mainly laid to lawn with hedge and fence boundaries.

SERVICES

The Oil central heating boiler was replaced in 2024. We are advised mains water, drainage and electricity are connected. Verification should be obtained by your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council,
Tax Band: E
<https://www.gov.uk/council-tax-bands>

VIEWING ARRANGEMENTS

Strictly by appointment though the agents BRIDGNORTH OFFICE.

DIRECTIONS

Leaving Bridgnorth on the A442 Bridgnorth Road towards Telford. When approaching Sutton Maddock, at the island take the 2nd exit onto the B4379 towards Brockton. Follow this road along and take a right turn signposted Kemberton, On entering the village, at the T junction turn left and continue through the village taking a right turn into Grooms Lane where Glendene is the last house on the right hand side.

Asking Price £699,000

EPC: E

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.







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

BERRIMAN EATON