



13 Turley Grove, Shifnal, Shropshire, TF11 8FT

BERRIMAN  
EATON

# 13 Turley Grove, Shifnal, Shropshire, TF11 8FT

A modern detached family home situated less than two miles from the High Street. This well-presented property offers four generously sized bedrooms and three bath/shower rooms, two of which are en-suite. Outside, the home benefits from a private driveway providing off-road parking and an enclosed lawned rear garden. NO ONWARD CHAIN. Albrighton - 6 miles, Telford- 5 miles, Newport - 12 miles, Wolverhampton - 17 miles, Shrewsbury - 18 miles, Bridgnorth - 12 miles, Birmingham - 32 miles. (All distances are approximate).

## LOCATION

Located in the charming town of Shifnal, this house provides easy access to local amenities, schools, and transport links, making it a convenient choice for families and professionals alike. The market town offers a wide range of amenities including a variety of shops, pubs, restaurants and cafes, primary and secondary schooling, sports facilities and places of interest. There is also excellent public transport links including a train station with direct services to Shrewsbury and Birmingham and the M54 is within easy reach. The town is conveniently placed for access to Telford town centre with its excellent range of shopping and leisure facilities and also for the West Midlands conurbation.

## ACCOMMODATION

Upon entering the property, there is an entrance hall, which provides access to a guest cloakroom/WC and stairs rising to the first floor. Doors lead to a generous living room and a versatile study/playroom, created from part of the original garage, making it ideal as a home office, children's playroom or additional reception room. To the rear of the property is an impressive open-plan dining kitchen, fitted with a comprehensive range of matching wall and base units with complementary work surfaces, an inset sink, and a range of integrated appliances including a fridge, freezer, oven and grill, gas hob with extractor hood, and dishwasher. A window and French doors provide much natural light and open directly onto the rear garden, creating an excellent space for everyday family living and entertaining. Adjoining the kitchen is a practical utility room offering additional storage, a further sink, space and plumbing for laundry appliances, and a door providing convenient access to the rear garden.

The first floor landing provides access to the loft via a pull-down ladder, together with a useful airing cupboard. The principal bedroom enjoys a front aspect and benefits from two double built-in wardrobes and a well-appointed en-suite shower room. A second double bedroom also features an en-suite shower room, while two further double bedrooms are served by the family bathroom, which is fitted with a panelled bath with shower over, WC, pedestal wash hand basin, and heated towel rail.

## OUTSIDE

Tucked away off Turley Grove, the property is approached via a private driveway providing off-road parking to the front. Double doors open into a useful storage area, ideal for bikes, or general household storage.

Gated side access leads to the enclosed rear garden, which is predominantly laid to lawn and complemented by a paved patio and a decked seating area enclosed by timber fencing.

## TENURE

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

## SERVICES

We are advised by our client that all mains services are connected. Verification should be obtained by your surveyor.

## COUNCIL TAX

Shropshire Council.

Tax Band: E.

<https://www.gov.uk/council-tax-bands>

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## DIRECTIONS

On entering Shifnal from the A4169 Bridgnorth direction, at the island take the first exit onto Innage Road. At the next island continue straight over onto Haughton Lane. At the junction turn right, then take the second turning on the left into Watts Drive. Continue along taking the fourth turning on your left into Turley Grove, continue straight to the end of the cul-de-sac and continue beyond onto a private shared driveway which will take you to the front of the property.

### Tettenhall Office

01902 747744

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

### Bridgnorth Office

01746 766499

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

### Lettings Office

01902 749974

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### Wombourne Office

01902 326366

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

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

£419,950

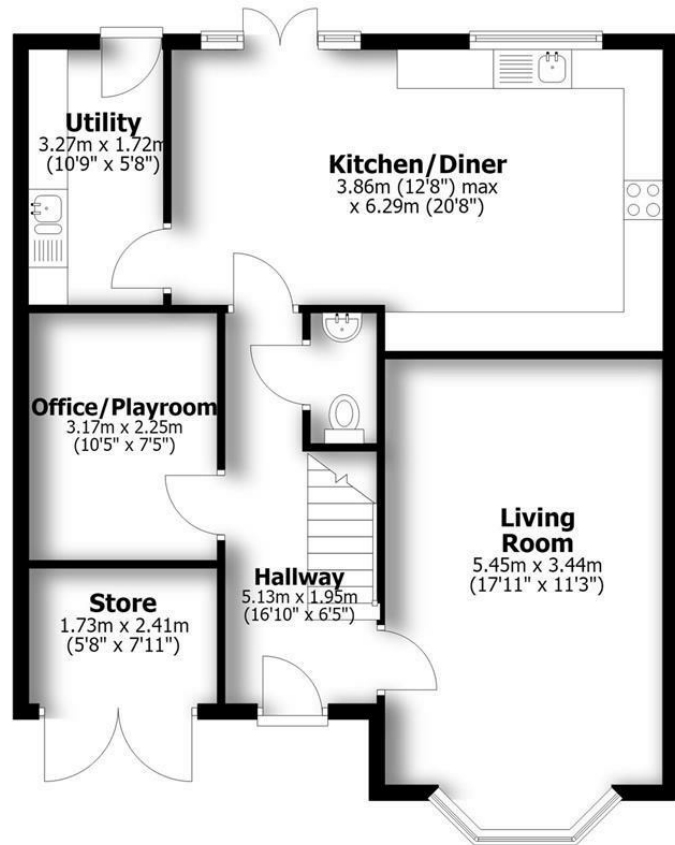
EPC: B

**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.

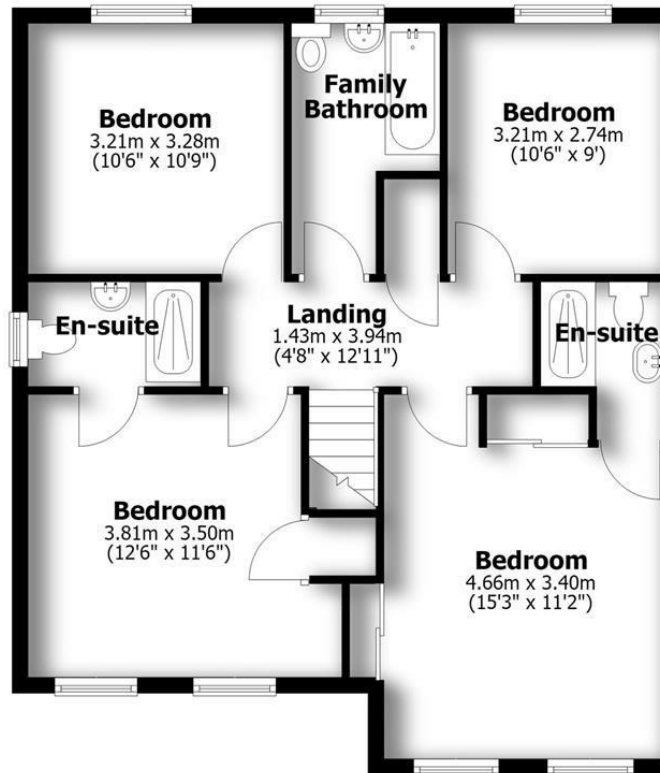


**13 TURLEY GROVE**  
SHIFNAL, SHROPSHIRE

HOUSE: 139.0sq.m. 1,496.3sq.ft.  
STORE: 4.2sq.m. 45.0sq.ft.  
**TOTAL: 143.2sq.m. 1,541.3sq.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**

