



19 Blymhill Common, Shifnal, TF11 8JW

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Freehold – Offers Over £650,000

19 Blymhill Common, Shifnal, TF11 8JW



Features

- A Beautifully Presented, Modern, Detached House
- Set in a Generous Plot in a Desirable Countryside Location
- Four Bedrooms
- Open Plan Kitchen Dining Room
- Light Filled Garden Room, Study

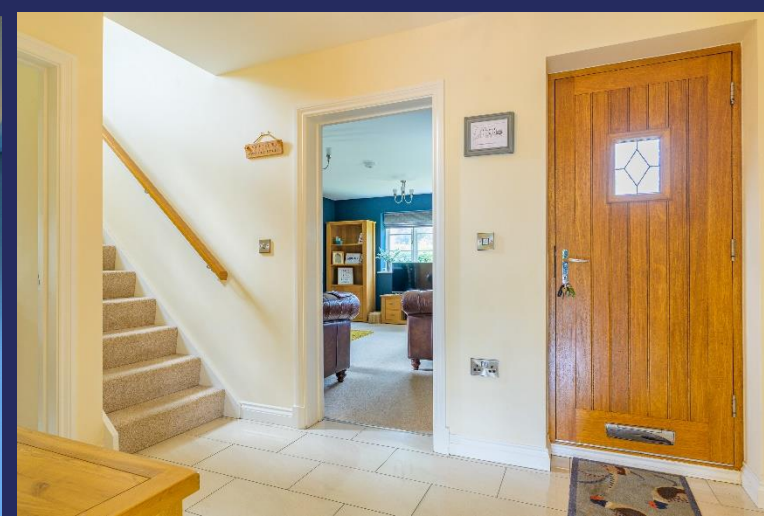
En-Suite and Family Bathroom

Double Detached Garage

Stunning Views to the Rear Over Open Fields

Good Sized Parking and Lovely Rear Gardens

EPC Rating - C, Council Tax Band F



BRIEF DESCRIPTION

Set within a generous plot in a highly desirable countryside location, this beautifully presented Modern Detached House offers excellent family accommodation with stunning views to the rear over open fields. The property features an attractive Oak Framed Porch leading into a spacious Central Hallway. On the ground floor, there is a stylish Cloakroom/WC, a beautiful Lounge with a feature brick-built fireplace, and a superb open-plan Kitchen and Dining Room. The kitchen flows seamlessly into a light-filled Garden Room, perfect for family living and entertaining. To the rear of the kitchen is a large Utility cupboard with space and plumbing for a washing machine and tumble dryer. Off the main hallway is a versatile Office/Study, ideal for home working or quiet reading.

Feature stairs lead to a spacious and attractive landing area, providing access to the Principal Bedroom with its own En-Suite Shower Room, along with three further generously proportioned bedrooms and a well-appointed Family Bathroom.

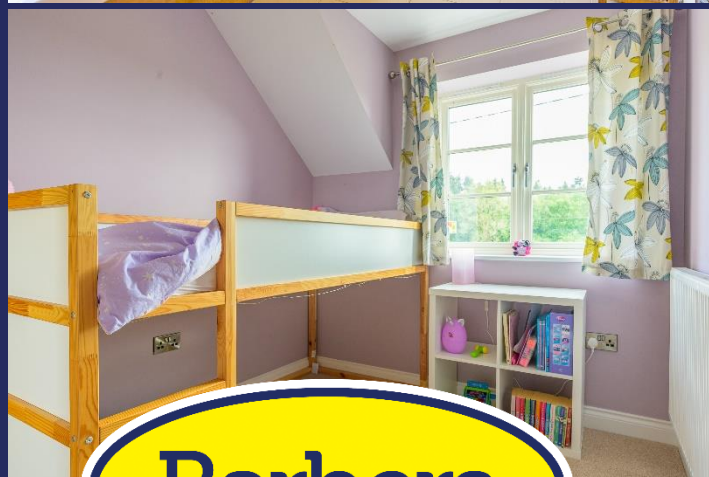




Outside, the property benefits from a wide frontage with Ample Off-Road Parking and a Detached Double Garage. The lawned gardens surround the house and are bordered by mature hedging, creating a sense of privacy and tranquillity. The property benefits from air source heat pump heating which is underfloor to the ground floor. This is a rare opportunity to acquire a stylish, well-designed family home in a truly idyllic rural setting.

LOCATION

The property is located approximately 6 miles from Newport and approximately 5.5 miles from Shifnal, which offers a wide range of facilities including shops, pubs, restaurants, excellent schooling etc. It is also conveniently situated close to the A41 and A5, which provide easy access to the West Midlands road network including the M6 to the North and M54 to the South. The property is within easy commuting distance by car of Telford, Stafford, Wolverhampton, Cannock, Shrewsbury and Birmingham.



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TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From Newport proceed along the A41 towards Wolverhampton for approximately 4 miles taking the fourth turning left, signposted Great Chatwell (towards Weston Park). Continue along this road for approximately 500 yards, taking the left at the crossroads and then take the first right. The property is situated a short distance on the right hand side, marked by our For Sale board.

SERVICES: We are advised that the property has Air Source Central Heating System, Mains Water, Electricity and Drainage available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

EPC RATING - C-80: The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

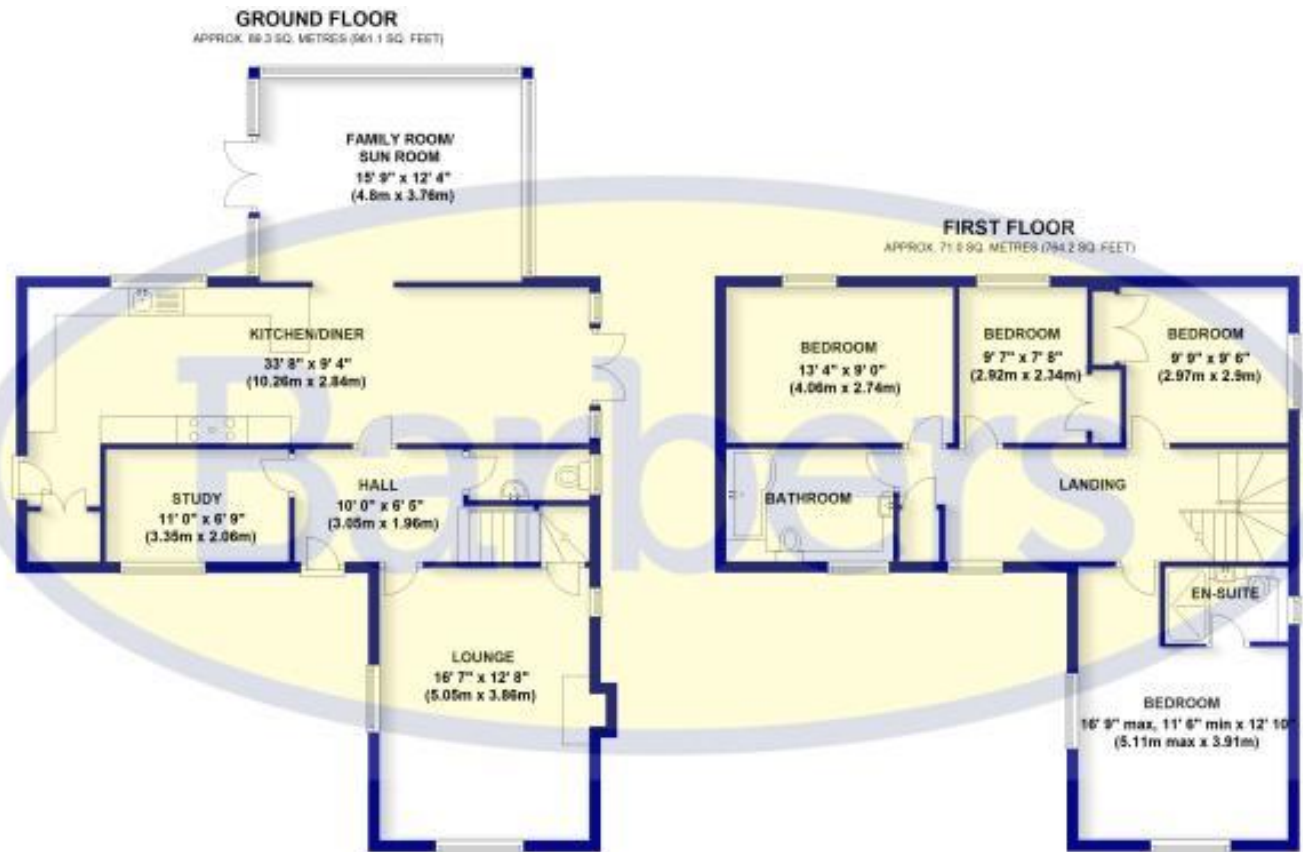
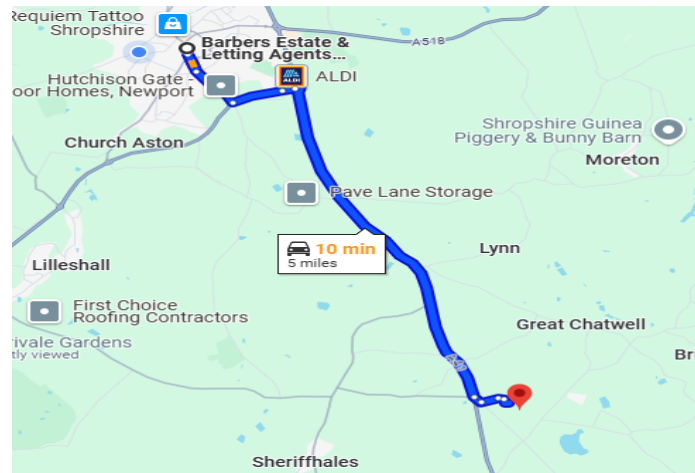
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

NE35909





TOTAL AREA: APPROX. 160.3 SQ. METRES (1725.4 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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