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**103 Beech Drive, Shifnal, TF11 8HZ
Offers In The Region Of £269,950**



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Shifnal is a popular market town in Shropshire, situated just east of Telford and close to the Staffordshire border. With origins dating back to Anglo-Saxon times, the town has a long rural heritage that is still reflected in its traditional high street, historic inns, and local markets. Landmarks such as St Andrew's Church highlight its medieval past, while its proximity to RAF Cosford and the Royal Air Force Museum adds modern historical significance. Today, Shifnal combines the character of a historic Shropshire town with the convenience of good transport links, making it a popular place to live surrounded by countryside.

No. 103 Beech Drive is a three bedroomed link-detached house, situated in a well established residential area of Shifnal. The property is within walking distance of Shifnal's High Street, with its mix of pubs, shops and restaurants, together with primary and secondary schools and railway station.

The property in more detail:-

A block paved driveway/parking area leads to a timber front door with coloured glass feature pane.

Hall

having radiator and carpeting which continues in to

Lounge

14'3" x 12'1" (4.35 x 3.70)

a multi-paned door leads into a well proportioned reception room with front aspect and uPVC framed double glazed leaded bow window. Radiator. Feature fireplace with decorative tiled back, tiled hearth, white wooden surround and gas fire.

Recessed spotlights and central pedestal light.

Glazed multi-paned door to

Dining Kitchen

10'2" x 15'1" (3.10 x 4.60)

Dining area with tiled floor and aluminium framed patio doors into conservatory. Radiator. Ceiling mounted four spotlight unit.

Kitchen with 1 1/2 bowl stainless steel sink unit with mixer tap and single and two double cupboards below. Drawer unit. Built-in wine rack and recess for under counter fridge. Contrasting roll edge counter tops and complementary tiling. Matching wall cabinets. Electric oven and grill with four ring gas hob over and extractor hood above. Further run of floor and wall mounted units with roll edge worktop to the former. Radiator. uPVC framed double glazed leaded window with rear aspect. Ceiling mounted four spotlight unit.

Door to large understairs cupboard with shelving.

Door to garage.

Conservatory

11'1" x 8'11" (3.40 x 2.73)

having brick base and uPVC framed double glazed windows with outlook to the rear garden. Translucent Polycarbonate roof with light and ceiling fan. Power. Single door to patio area.

From the hall, carpeted stairs lead to the

Landing

with uPVC framed double glazed leaded window with outlook to the side. Access hatch to loft. Airing cupboard.

Bedroom One

12'5" x 8'6" (3.80 x 2.61)

having a two built-in double wardrobes, one with a single hanging rail and three drawers, the other with mirrored fronts and two hanging rails. Radiator. uPVC framed double glazed leaded window with front aspect.

Bedroom Two

9'10" x 8'4" (3.00 x 2.55)

uPVC framed double glazed leaded window with rear aspect. Radiator.

Bedroom Three

9'8" (max) x 6'7" (2.95 (max) x 2.03)

uPVC framed double glazed leaded window with front aspect. Radiator. Built-in wardrobe over stairs.

Bathroom

having modern white suite comprising P shaped bath with curved shower screen and Triton shower over. Half height wall tiling. Low level flush W.C. Pedestal wash hand basin with mono bloc tap. uPVC framed double glazed patterned leaded window. Recessed spotlights.

Outside

The house is approached over a block paved driveway, wide enough for two cars, leading to a single Garage (5.16m x 2.50m). The garage has power and light, and plumbing provision for a washing machine. Courtesy door to rear garden.

The rear garden features a small area of patio and is then laid mostly to lawn. The far end of the garden contains a full width decked area designed to make the most of the afternoon sun.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, that the property is in Band C.

EPC RATING: D (68)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: This has been a rental property and vendors do not know about mobile reception or broadband provision at the property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: We understand that no additional charges are payable.

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions that would affect the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planned developments or permissions that would have an impact on the property.

COAL FIELDS/MINING: The vendors are not aware of any mining related issues having affected the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but

Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

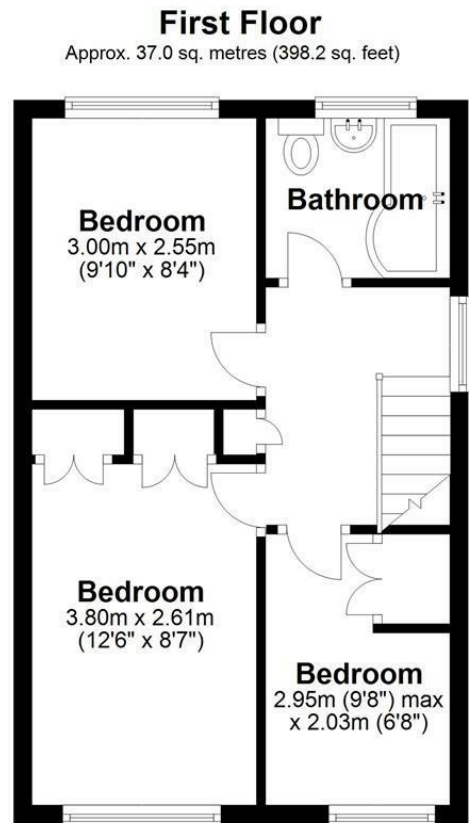
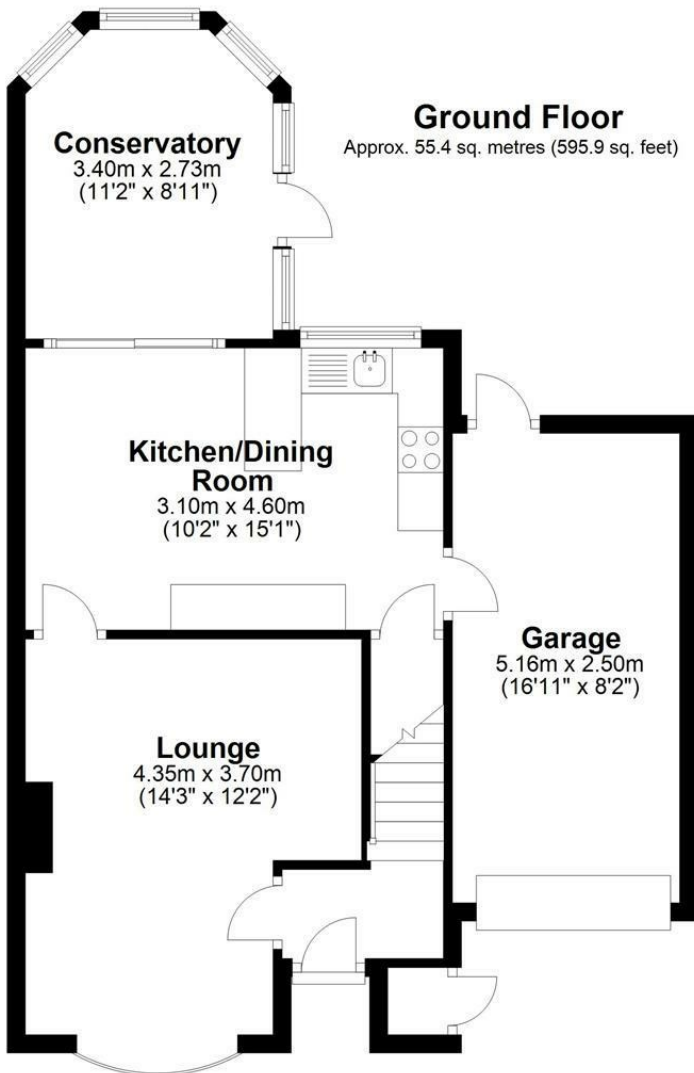
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	
England & Wales		EU Directive 2002/91/EC



Total area: approx. 92.4 sq. metres (994.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

