



Grange Hill, Blymhill Common, Shifnal

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Grange Hill, Blymhill Common, Shifnal

**Freehold – Offers in the Region of
£795,000**



Features

- Well Presented Detached Bungalow
- Four Bedrooms
- Entrance Hall, Lounge, Dining Room
- Kitchen, Orangery, Gym Area and En-Suite Shower Room
- En-Suite to Main Bedroom, Family Bathroom

Good Size Plot over 2 Acres with Paddocks

Good Range of Outbuildings

Rural Location

Council Tax Band G

EPC Rating - D



BRIEF DESCRIPTION

Welcome to Grange Hill, a tremendous detached 4 Bedroom Bungalow set in a plot of just over 2 Acres. Well suited for someone looking for an equestrian property. It offers separate Paddocks as well as Stable Blocks and Outbuildings for several horses.

The bungalow itself offers spacious living accommodation, boasting a modern, well appointed Kitchen, and an Orangery overlooking the rear featuring a large sky lantern. You will also find a separate Lounge and Dining Room, as well as Four large Bedrooms and two Bathrooms. Externally, the property also benefits from lots of Driveway Parking and wraparound lawned Gardens to the front and sides, as well as the Swim Spa and external access to a Gym/Changing Room.



LOCATION

The property is located approximately 5.5 miles from Newport and approximately 5.1 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 our office head south on High Street, continue onto Upper Bar then continue onto Station Road. At the roundabout, take the 1st exit onto A518 and at the next roundabout, take the 2nd exit and stay on A518. At the roundabout, take the 2nd exit onto Newport Bypass/A41 and continue to follow A41 for 3.5 miles and turn left onto Chatwell Lane. Continue along Chatwell Lane, heading straight over the crossroads into Blymhill Common where the property can be found on the right-hand side.

SERVICES: We are advised that the property has mains water, electricity and drainage are available together with oil fired central heating. 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: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

EPC RATING - D-63: 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.

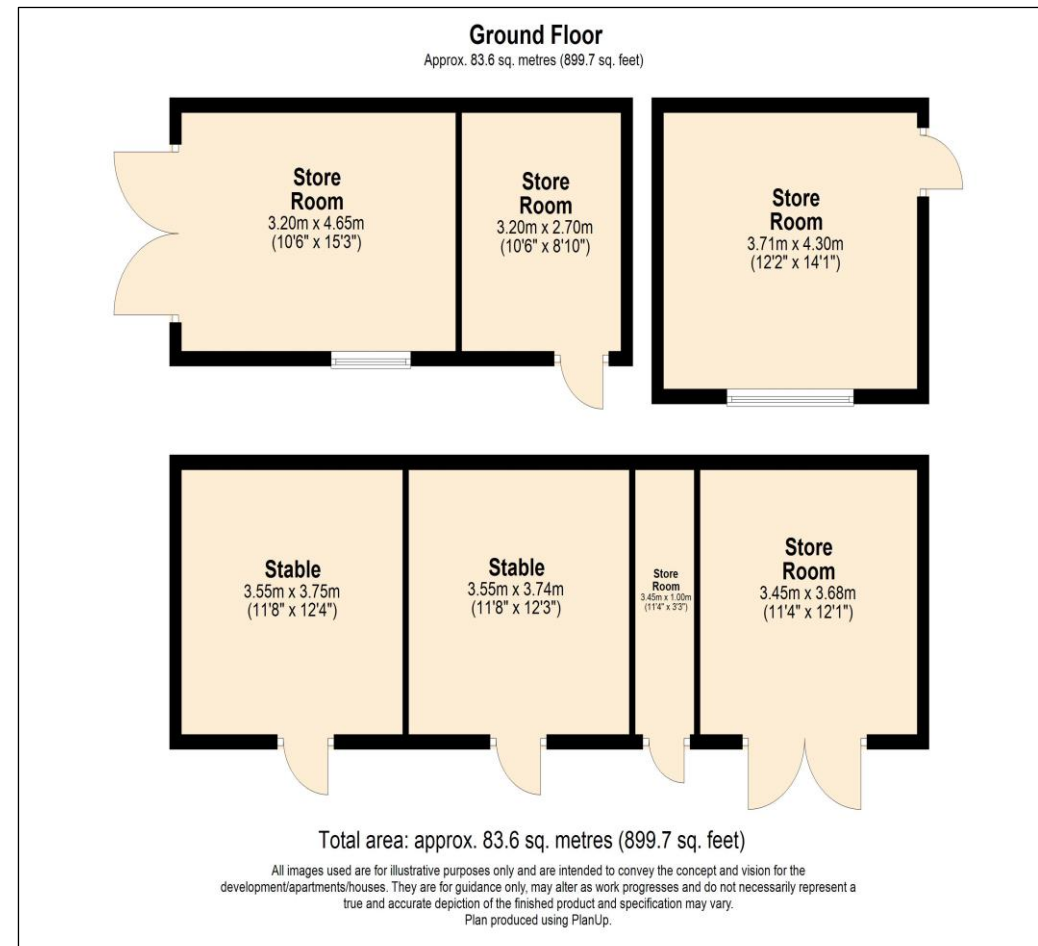
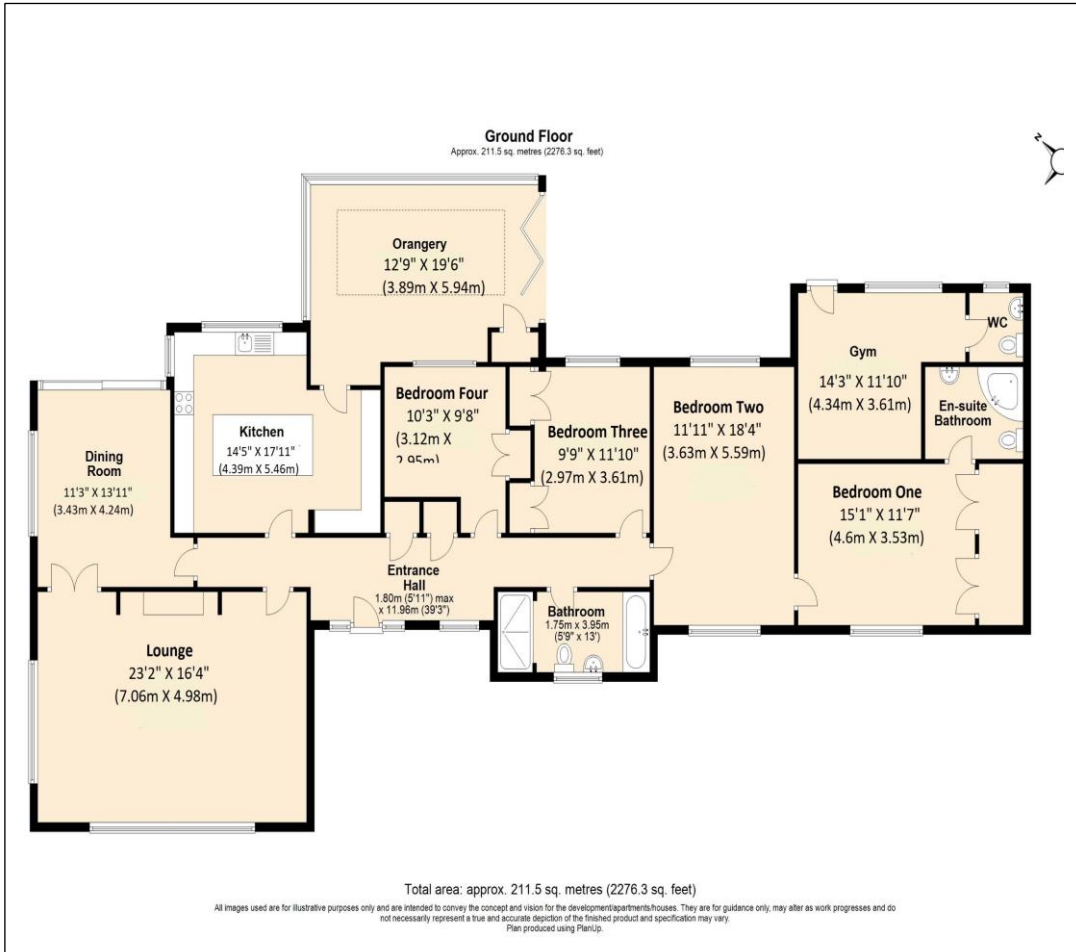
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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.

NE35113





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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