



Helping *you* move



51 Blymhill, Shifnal, TF11 8LR

An exceptional former farm workers Cottage situated in the beautiful hamlet of Blymhill which is ideally situated for the A5 M54 and offers traditional accommodation with many period features but which has had many modern improvements in the last few years including Upgraded Wiring, New Central Heating System, New Kitchen and New Bathroom. The property sits beautifully within Gardens and Grounds of approximately 1/2 an Acre.

Offers in the Region of
£525,000

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Overview

- Lovely Country Cottage
- Three Bedrooms
- Entrance Hall, Ground Floor W.C.
- Sitting Room, Dining Room
- New Contemporary Kitchen
- Cellar, Breakfast Room
- En-Suite W.C. to Bedroom Three, New Bathroom
- Good Size Garden, Two Timber Sheds
- Picturesque Hamlet Location
- New Central Heating System
- Upgraded Wiring
- EPC Rating F, Council Tax Band E



BRIEF DESCRIPTION

Nestled in the picturesque hamlet of Blymhill, this exceptional former farm worker's Cottage offers an enchanting blend of traditional charm and modern convenience. Ideally located with easy access to the A5 and M54, the property boasts a wealth of Period Features alongside numerous recent upgrades, including Updated Wiring, a New Central Heating System, a contemporary Kitchen, and a stylish New Bathroom. Set within beautifully landscaped Gardens and grounds totalling approximately half an acre, this delightful cottage presents a unique opportunity for further extension. With its captivating character and substantial modern improvements, this property provides a perfect retreat in a serene rural setting. The property has potential for further extension subject to permission from the Bradford Estate and the property sits within a Conservation Area.

LOCATION

The property is situated on the outskirts of the very attractive hamlet of Blymhill which is surrounded by beautiful countryside and yet within easy commuting distance of the West Midlands.

The property is approximately 7 miles from Newport and 6 miles from Shifnal which both provide a wide range of facilities including shops, pubs and restaurants. It is also conveniently situated from the A5 and A41 which provides easy access to the West Midlands road network in particular the M54 to the south and M6 to the North.



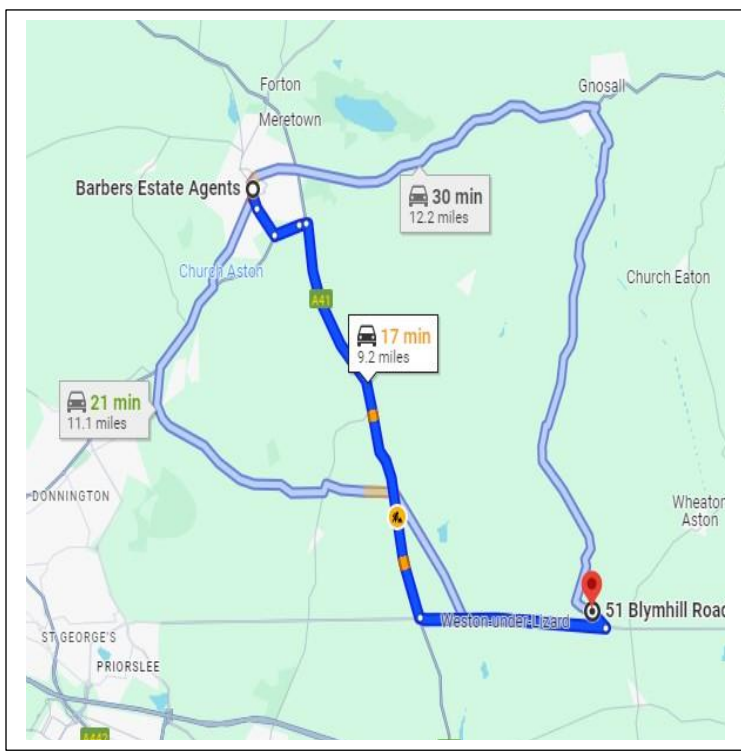
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: 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

SERVICES: We are advised that the property has mains electricity, mains drainage and water together with LPG 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: South Staffordshire Council, Council Offices, Wolverhampton Road, Codsall, WV8 1PX



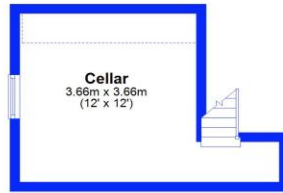
DIRECTIONS: From Newport High Street continue towards Upper Bar. At the roundabout take the exit onto the A518 signposted Stafford. At the next roundabout take the exit signposted A41 and continue for approx 5 miles. At the roundabout take the first exit onto the A5 and continue for approximately 0.8 miles and turn left onto Hatch Lane signposted Blymhill. Follow this road for approximately 1.5 miles and at the junction then turn right onto Brockhurst Lane. Continue along this road for approximately 0.5 a mile where the property is situated on the left.

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.

Cellar

Approx. 0.0 sq. metres (0.0 sq. feet)



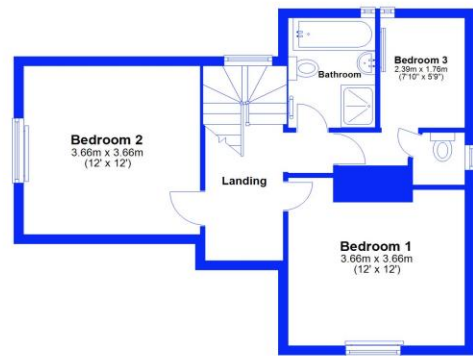
Ground Floor

Approx. 58.4 sq. metres (628.5 sq. feet)



First Floor

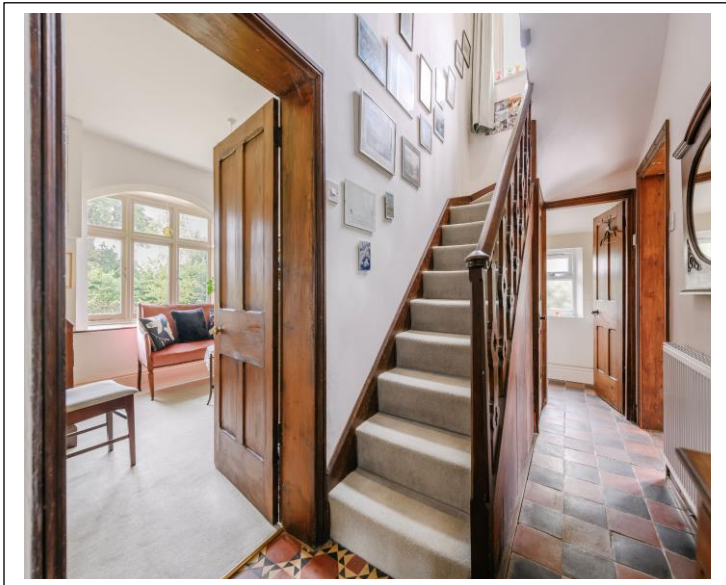
Approx. 46.3 sq. metres (498.5 sq. feet)



Total area: approx. 104.7 sq. metres (1127.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp.

51 Blymhill, Shifnal



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



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 purposes 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.