



Drayton Road, Shifnal

Guide price £155,000



3



1



2

Freehold | EPC rating: D

- Sold by Modern Auction
- Low Maintenance Rear Garden
- Subject to Reserve Price

- Three Bedrooms
- Buyer Fees Apply
- Modern Method of Auction

BELVOIR!

Property is personal

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Description

This spacious 3-bedroom terraced home on Drayton Road, Shifnal, is for sale by Modern Method of Auction. It offers fantastic potential for buyers looking to put their own stamp on a property. While in need of cosmetic renovation, it provides a solid foundation with well-proportioned rooms and low maintenance outdoor space.

The ground floor comprises a welcoming hallway space leading to the living room which is a comfortable space for relaxation and entertaining with connecting doors to a separate dining room, a generous space for family mealtimes and a kitchen leading into a bright conservatory, adding extra space for relaxation or entertaining. Upstairs, the property features a large master bedroom with a generous fitted wardrobe, a double second bedroom with a built-in storage cupboard, and a versatile single bedroom, ideal for a home office or nursery. A family bathroom completes the upper floor.

Externally, the home benefits from a low-maintenance paved rear garden, perfect for outdoor seating. At the front, a large paved driveway provides off-road parking for up to four cars.

Situated in the desirable town of Shifnal, this property is within easy reach of local Doctors, amenities, schools, and transport links. A great opportunity for buyers seeking a home with potential—viewing is highly recommended!

Freehold / Council Tax: B / EPC Rating D

Please note: The Kitchen is a single brick construction.

Please see page 5 for Auctioneer Comments.

Floorplan



Rooms

Entry/Porch

1.77m x 0.85m (5'10" x 2'10")

Hallway

3.84m x 1.79m (12'7" x 5'11")

Living Room

4.41m x 3.03m (14'6" x 9'11")

Dining Room

4.85m x 2.67m (15'11" x 8'10")

Kitchen

3.64m x 1.75m (11'11" x 5'8")

Sunroom/ Conservatory

3.06m x 2.4m (10'0" x 7'11")

Landing

2.12m x 1.79m (7'0" x 5'11")

Bathroom

2.37m x 1.77m (7'10" x 5'10")

Bedroom One

4.02m x 3.74m (13'2" x 12'4")

Bedroom Two

3.14m x 2.45m (10'4" x 8'0")

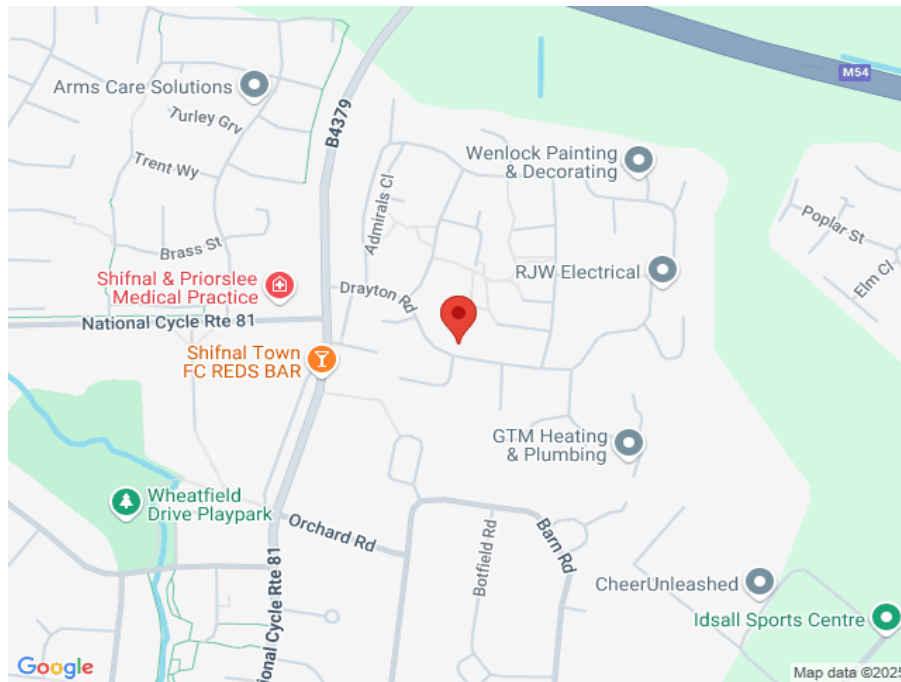
Bedroom Three

3.26m x 2.24m (10'8" x 7'4")

Photographs



Map



Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. payment varies but will be no more than £960 inc. VAT. These services are optional.

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