



Juniper Way, Shifnal

Offers In Region Of £495,000

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Juniper Way, Shifnal

Lee Cooke Personal Estate Agents presents this beautifully presented, show home–style modern detached executive family home, occupying a rare corner plot in a highly desirable semi-rural location.

Externally, the property benefits from off-road parking to the front, additional parking to the rear, and a garage with upper storage. Set on a generously sized plot, the home enjoys a wonderful rear garden with two attractive patio areas, perfect for entertaining and family relaxation.

The front of the property features an appealing frontage with neatly maintained borders and a pathway leading to the main entrance. Internally, the ground floor comprises a welcoming entrance hall, guest WC, a comfortable evening lounge, a family sitting area, and a stunning entertainment kitchen diner complete with high-quality integrated appliances.

The first floor offers a spacious landing, four well-proportioned bedrooms, including a master bedroom with ensuite, and a separate modern family bathroom.

Location & Area

The property is situated in a popular semi-rural area of Shifnal, offering an ideal balance of peaceful surroundings and convenient amenities. The area is renowned for its beautiful countryside walks and two local parks, both within easy reach.

Shifnal Town Centre provides a wide range of amenities including local shops, public houses, restaurants, cafés, doctors, dentists, and well-regarded schools. The town also benefits from a mainline train station, offering direct links to Birmingham, Telford, and London, making it an excellent choice for commuters and families alike.





Entrance Hall

Accessed via an open canopy porch and a **double-glazed composite front door**, the welcoming entrance hall features **Antico flooring**, **stairs with oak handrails and cappings** leading to the first-floor landing, a **central heating radiator**, and **doors to various rooms**, including the **guest WC**, **storage cupboard**, and **boiler cupboard**.

Guest WC

Fitted with a **modern suite** comprising a **low-flush WC** and **pedestal wash basin**, with **extractor fan**, **central heating radiator**, and **Antico flooring**.

Evening Lounge – 17'0" x 10'2"

A spacious and elegant living area featuring **double-glazed French doors** opening onto the rear patio, a **double-glazed window to the front**, **central heating radiator**, and **TV aerial point** — perfect for relaxing or entertaining.





Family Sitting Room / Bedroom Five — 10'9" x 9'8"

A versatile space offering multiple uses, including a **guest bedroom, family sitting room, games room, or home office**. Featuring **dual double-glazed windows** to the front and side, **central heating radiator**, and **TV aerial point**.

Entertainment Kitchen Diner — 15'1" x 15'1"

A beautifully designed open-plan kitchen and dining area, ideal for family living and entertaining. Comprising a **fantastic selection of fitted wall and base units with roll-top work surfaces, integrated sink unit, and built-in appliances** including **gas hob with oven and extractor, fridge freezer, dishwasher, and washing machine**. Further features include **Antico flooring, central heating radiator, double-glazed French doors** opening to the rear patio, **double-glazed window overlooking the garden**, and **two additional side windows** providing ample natural light.



Bedroom One — 15'3" x 10'0"

A superb primary bedroom with **double-glazed bow window to the side, additional rear-facing window, central heating radiator, TV aerial point, and door to ensuite shower room**.

Ensuite

Fitted with a **modern suite** comprising a **walk-in shower area, low-flush WC, pedestal wash basin, double-glazed window to the side, extractor fan, part-tiled walls, and central heating radiator**.

Bedroom Two — 15'0" x 8'9"

A generous double bedroom with **dual double-glazed windows** to the front and side and **central heating radiator**.



Bedroom Three — 12'1" (into recess) x 9'1"

Double-glazed window to the front, **central heating radiator**, and **door to landing**.

Bedroom Four — 7'0" x 7'5"

Ideal as a **child's room or study**, with **double-glazed window to rear and central heating radiator**.

Family Bathroom

Fitted with a **modern suite** comprising a **panelled bath, pedestal wash basin, low-flush WC, part-tiled walls, extractor fan, central heating radiator, and double-glazed window**.





Front Garden & Parking

The front of the property enjoys a **pleasant landscaped frontage** with a **paved pathway** leading to the main entrance, open canopy porch, lawns with mature shrubs and berry bushes, and off-road parking to the right-hand side.

A **gated side access** leads to the rear garden, with **entrance lighting**.

Rear Parking Area

Provides **additional off-road parking** and **access to the detached garage**, with a **gate** leading to the main garden.



Garage

Located to the rear of the property, the garage benefits from **additional off-road parking**, an **up-and-over door**, **upper storage area**, **power points**, and **lighting**.

Agents Notes

This **modern detached corner-plot home**, built by **Barratt Homes**, is located in the ever-popular **semi-rural area of Shifnal**. The property remains under **builder's warranty (approximately one year remaining)**. Shifnal offers a **range of local amenities** including shops, restaurants, public houses, schools, parks, and a **train station** with direct links to **Birmingham, Telford, and London** — making it an ideal family home in a convenient and desirable setting.



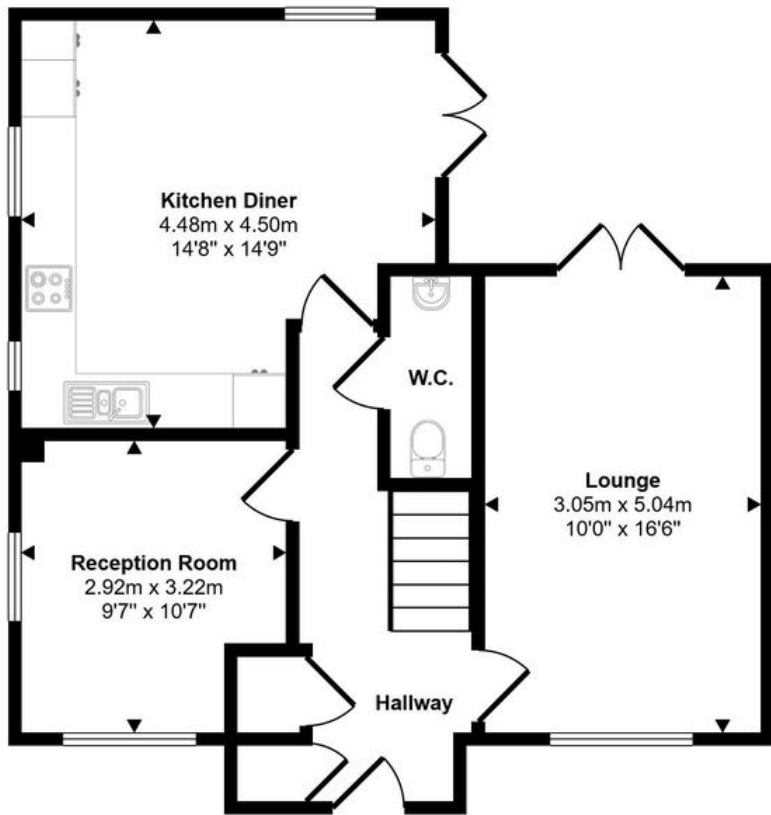
First Floor Landing

With **stairs featuring oak handrails and cappings** leading from the ground floor, **double-glazed window** to the rear, **central heating radiator**, **loft access**, and **doors to all rooms**.

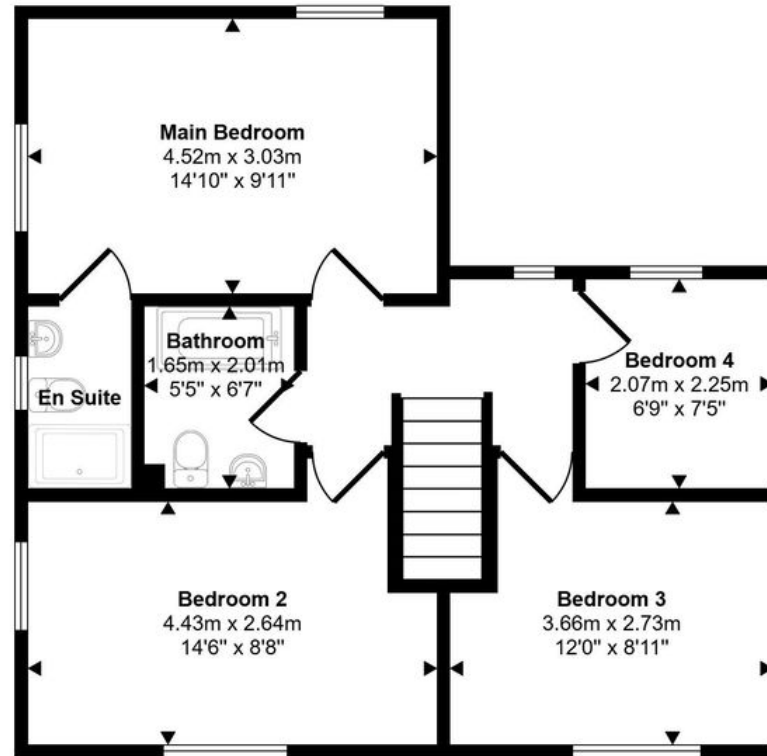
Main Garden Area

A **generous and beautifully maintained garden** featuring a **lawned area**, **paved patio**, and a **raised rear entertainment patio**. Additional features include **external power points**, **wall lighting**, **water tap**, **gated access** to front and rear parking areas, and **fencing** with a **variety of plants, trees, and shrubs**.

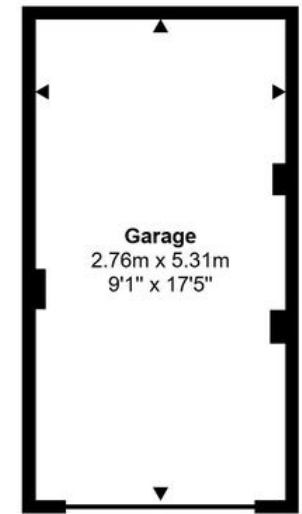
Approx Gross Internal Area
125 sq m / 1349 sq ft



Ground Floor
Approx 56 sq m / 598 sq ft



First Floor
Approx 55 sq m / 593 sq ft



Garage
Approx 15 sq m / 158 sq ft