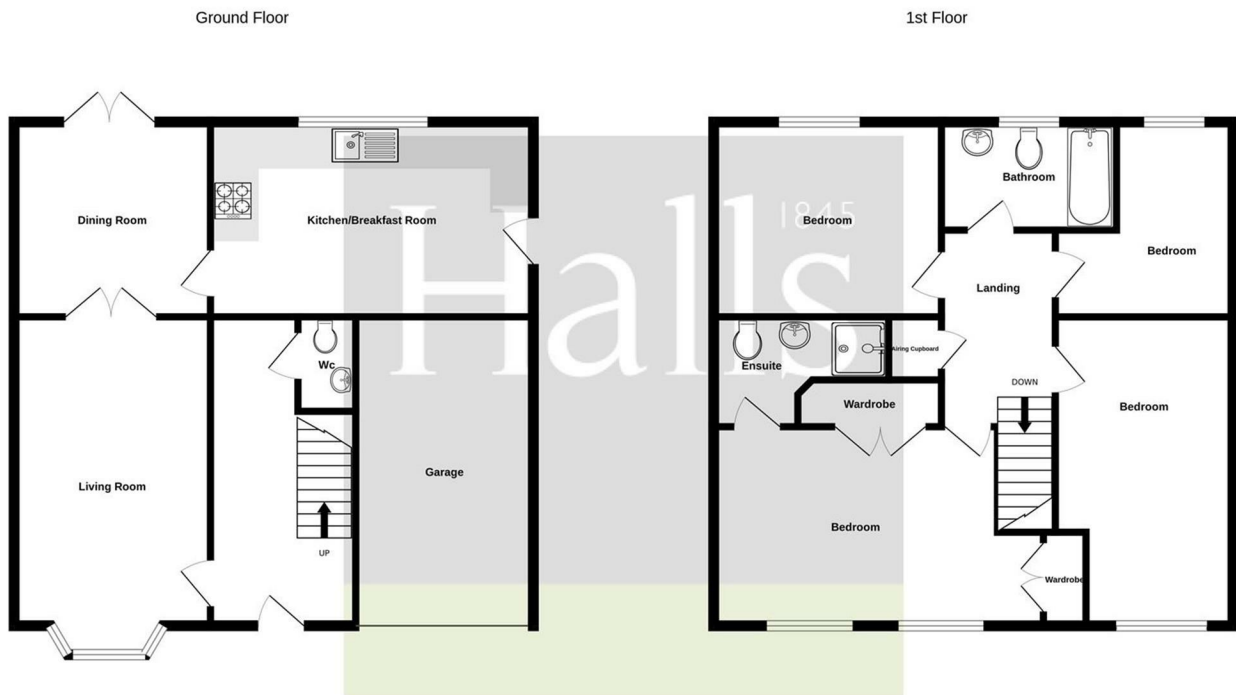


FOR SALE

14 Williams Crescent, Shifnal, TF11 9QE



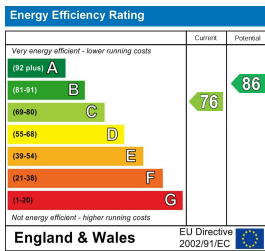
FOR SALE

Offers Over £355,000

14 Williams Crescent, Shifnal, TF11 9QE

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



14 Williams Crescent offers the perfect combination of space, style, and convenience. Whether you're a growing family or looking for a peaceful retreat, this home ticks all the boxes. Its proximity to local schools, shops, and transport links makes it an excellent choice for those seeking a home in a thriving, family-friendly area.



01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial


halls.gb.com

01952 971800






2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Driveway and Garage
- Well Presented Throughout
- Private Garden
- Four Well-Sized Bedrooms
- Sought-After Location
- Total ft² - 1259

**DESCRIPTION**  
Welcome to Williams Crescent, a beautifully presented four-bedroom detached home, perfectly situated in the desirable town of Shifnal. With its spacious and well-appointed layout, this property is ideal for modern family living, offering both comfort and style.

The property boasts a large living room with a bay window, providing plenty of natural light and a cozy space for family gatherings. Double doors lead to the dining room, offering an open-plan feel that flows seamlessly into the garden. This design is ideal for entertaining guests or family dinners, making it the perfect space to host.

The well-equipped kitchen features contemporary units, integrated appliances, and ample space for dining. This kitchen serves as the heart of the home, perfect for family meals and day-to-day living. It's a central hub where the family can come together.

There are four generously sized bedrooms, including a master suite with its own en-suite bathroom. The remaining bedrooms are served by a stylish family bathroom, providing comfort and privacy for everyone in the family. The layout ensures that everyone has their own space while enjoying the luxury of a well-appointed home.

The property also offers a beautifully maintained garden, with a lush lawn and easy access to the rear garden from the dining room. This private outdoor space is perfect for children to play, gardening, or simply enjoying the fresh air in a peaceful setting. It provides a fantastic area for relaxation and outdoor entertaining.

The property features a driveway with ample space for off-road parking, along with an attractive front lawn that enhances its curb appeal. It's the perfect blend of style and practicality.

**LOCATION**  
Set within a quiet residential area, Williams Crescent is close to excellent local schools, parks, and play areas. The Shifnal train station is nearby, providing easy access to local amenities and transport links to nearby towns and cities. The location offers the best of both worlds—quiet living with convenient access to everything you need.

**DIRECTIONS**  
From Junction 6 of the M54, go towards Shifnal. Stay on the M54 for 1.5 miles before taking Exit 4. At the roundabout take the third exit onto the A464. In 320 yards take the third exit and stay on the A464 for 1.3 miles before taking the third exit at the next roundabout onto Victoria Road. In 0.2 miles bear right onto Market Place. In 0.4 miles turn left onto Lloyd Grove. Turn right in 80 yards onto Stone Drive and right again in 120 yards onto Williams Crescent. In approximately 50 yards you will find the property on your left hand side.

**ROOMS**

**GROUND FLOOR**

**LIVING ROOM**  
The spacious living room provides a bay window to the front elevation and French doors opening through to the dining room.

**DINING ROOM**  
The well-sized dining room offers French doors leading out to the garden.

**KITCHEN/BREAKFAST ROOM**  
The large kitchen/breakfast room provides ample worktop and storage space as well as access to the side of the property and views to the rear aspect.

**W.C.**  
The W.C. on the ground floor has a toilet and a hand wash basin.

**FIRST FLOOR**

**BEDROOM ONE**  
A spacious double bedroom with two windows to the front elevation and fitted wardrobes.

**EN-SUITE**  
White three-piece suite comprising shower, wash-hand basin and W.C.

**BEDROOM TWO**  
A large double bedroom with views to the front elevation.

**BEDROOM THREE**  
Another spacious double bedroom with views to the rear aspect.

**BEDROOM FOUR**  
A well-sized single bedroom with views to the rear elevation.

**BATHROOM**  
A white three-piece suite comprising bath, wash-hand basin and W.C.

**EXTERNAL**

**GARAGE**  
A single garage with up and over door.

**GARDEN**  
The spacious, private and enclosed garden provides both patio and grassed area perfect for entertaining and relaxing.

**LOCAL AUTHORITY**  
Shropshire Council - 03456 789002.

**COUNCIL TAX BAND**  
The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

**POSSESSION AND TENURE**  
Freehold with vacant possession on completion.

**VIEWINGS**  
Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: [telford@halls.gb.com](mailto:telford@halls.gb.com).