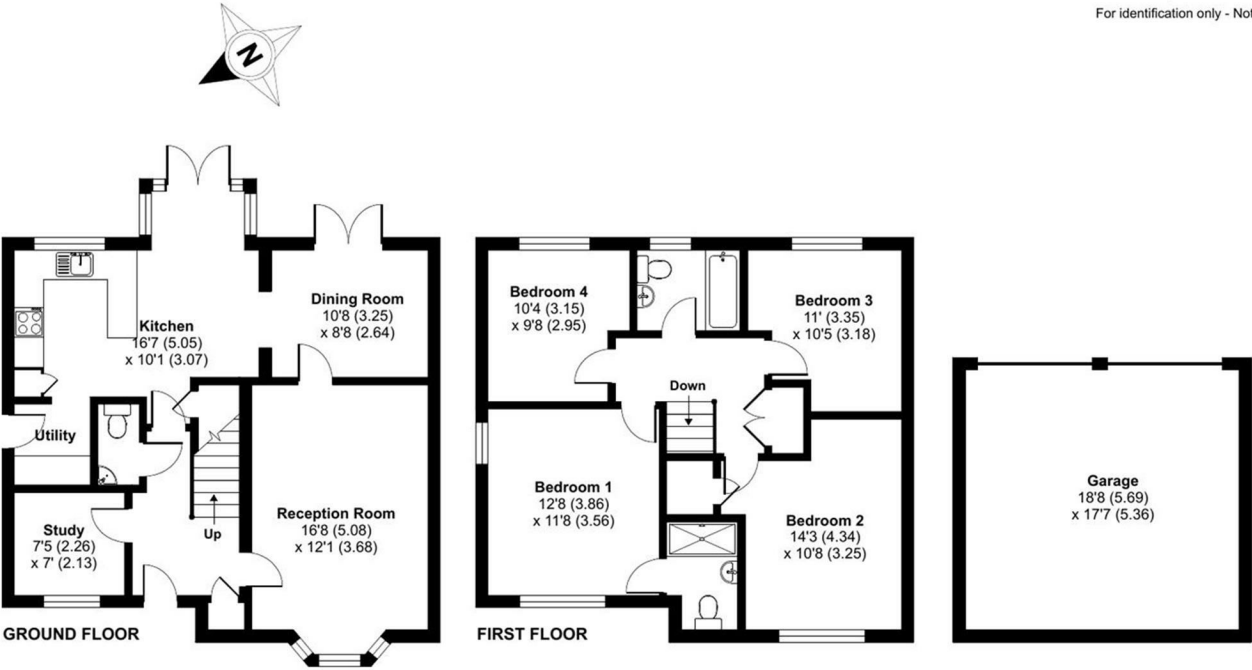


FOR SALE

66 Alder Road, Shifnal, TF11 8FG



Approximate Area = 1427 sq ft / 132.6 sq m
Garage = 330 sq ft / 30.6 sq m
Total = 1757 sq ft / 163.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1362887



FOR SALE

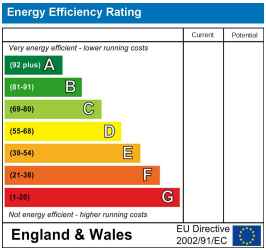
Offers in the region of £490,000

66 Alder Road, Shifnal, TF11 8FG

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



Impressive 4-bed detached family home with 3 reception rooms, double garage, and generous driveway – space and style combined!



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.



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Double Garage
- Spacious Throughout
- Large Corner Plot
- Well-Presented
- Ample Parking
- Three Reception Rooms

DESCRIPTION

This impressive home combines generous space with modern style, creating the perfect setting for both everyday living and entertaining. Step inside through the welcoming hallway and you're greeted by a bright, bay-fronted lounge that flows effortlessly into the dining room—ideal for family gatherings or dinner parties. At the heart of the home sits a beautifully designed breakfast kitchen. A handy utility room keeps life organised with extra storage and laundry space, while a front-facing study offers true flexibility—whether you need a home office, reading nook, or playroom.

Upstairs, the master suite is spacious, serene, and complete with a stylish en-suite bathroom finished to a high standard. Three further double bedrooms provide ample room for family or guests, all complemented by a sleek family bathroom featuring both a bath and separate shower.

Outside, the home continues to impress. A generous driveway provides parking for several vehicles and leads to a substantial double garage. To the rear, a beautifully landscaped garden offers a blend of lawn and inviting seating areas, ideal for al fresco dining, summer gatherings, or simply unwinding in the fresh air.

LOCATION

Perfectly positioned on the edge of the charming market town of Shifnal, this property offers the best of both worlds—peaceful countryside living with all the conveniences of a thriving community close at hand. Shifnal itself is a vibrant town, rich in character and well-served with everything you need for day-to-day life. From independent shops and welcoming cafés to popular restaurants and traditional pubs, there's a wealth of choice right on your doorstep. Sports clubs, leisure facilities, and local parks further enhance the town's appeal, making it a fantastic place for families and those who enjoy an active lifestyle.

For commuters, Shifnal is exceptionally well-connected. The town's train station and regular bus routes provide easy access to nearby areas, while the nearby M54 links seamlessly to Telford, Wolverhampton, and Birmingham, opening up opportunities for both work and leisure. Surrounded by the beautiful Shropshire countryside, Shifnal also offers endless opportunities for outdoor pursuits, from scenic walks to exploring picturesque villages nearby.

ROOMS

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM
16'7" x 12'0"

DINING ROOM
10'7" x 8'7"

KITCHEN/BREAKFAST ROOM
16'6" x 10'0"

STUDY
7'4" x 6'11"

FIRST FLOOR

BEDROOM 1
12'7" x 11'8"

EN-SUITE

BEDROOM 2
14'2" x 10'7"

BEDROOM 3
10'11" x 10'5"

BEDROOM 4
10'4" x 8'7"

BATHROOM

EXTERNAL

DOUBLE GARAGE
18'8" x 17'7"

LOCAL AUTHORITY
Shropshire Council

COUNCIL TAX BAND
Council Tax Band: E

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agents.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.