

## 5 Decker Hill, Shifnal. TF11 8QN

DUE TO THE VOLUME OF INTEREST IN THIS PROPERTY, UNFORUNATELY, WE CAN ONLY OFFER VIEWINGS TO PROCEEDABLE PURCHASERS .

3 BEDROOM DETACHED HOUSE, SET IN A TRULY UNIQUE AND ELEVATED POSITION, ON THE OUTSKIRTS OF SHIFNAL, ACCESSED BY A PRIVATE FARM TRACK. SET WITHIN APPROX 0.50 ACRES OF GROUNDS, WITH DOUBLE DETACHED GARAGE. IN NEED OF FULL RENOVATION AND MODERISATION.

Located in an extremely private location on the outskirts of Shifnal, with private access through the grounds of Shifnal Golf club.

PLEASE NOTE - The access to this property is private. Strictly No Viewings, Unless By Appointment Only.

PLEASE NOTE - The access lane to this property is not suitable for cars with a low wheel base and damage may occur without full awareness. NO UPWARD CHAIN. OIL FIRED C/H

ALL ENQUIRES BY EMAIL PLS IN THE FIRST INSTANCE - DIRECTLY TO [adam@fieldsofshifnal.co.uk](mailto:adam@fieldsofshifnal.co.uk)

## Overview

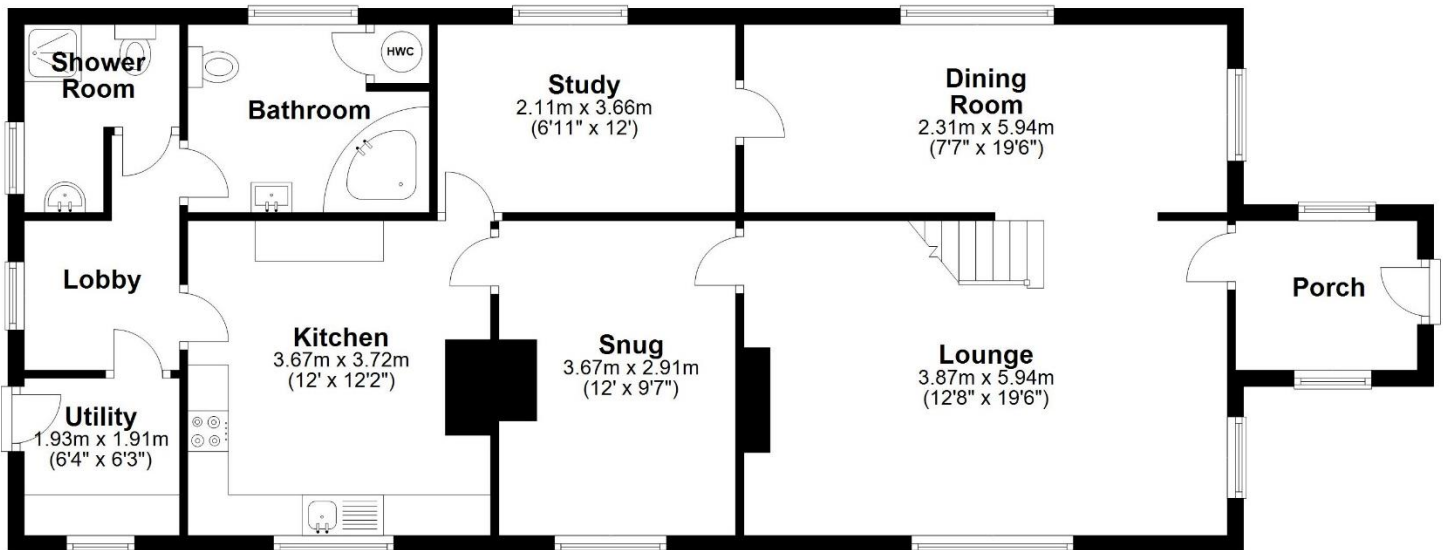
- 3 BEDROOM DETACHED HOUSE IN NEED OF FULL MODERNISATION AND RENOVATION
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- SEE TITLE PLAN FOR CLARIFICATION OF CURTLAGE BOUNDARIES.
- DETACHED DOUBLE GARAGE - SET WITHIN
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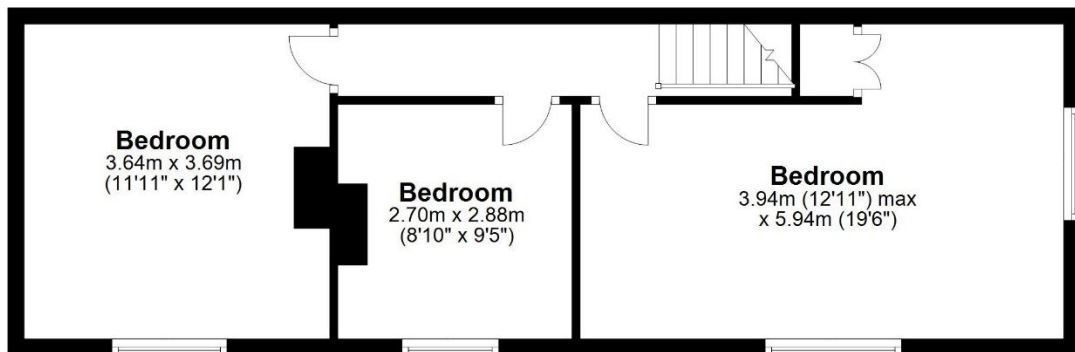
## Ground Floor

Approx. 95.0 sq. metres (1023.0 sq. feet)



## First Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



Total area: approx. 143.0 sq. metres (1539.7 sq. feet)



## 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. Get in touch today!

**01952 460000**

Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)  
4 Broadway, Shifnal, TF11 8AZ



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 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. F710