



3 SHAW CROFT, SHERRIFHALES

SHIFNAL, TF11 8SP

OFFERS IN THE REGION OF £425,000
FREEHOLD

Beautifully presented detached home located in the highly sought after village of Sheriffhales with excellent road links to Telford Town Centre and the M54 Motorway network. Situated in a quiet cul-de-sac the property has been upgraded and maintained to an extremely high standard by the current owners with accommodation comprising entrance hall, living room, dining kitchen, four double bedrooms with en-suite to master, family shower room and a double garage. A driveway to the front provides off road parking and to the rear is an attractive lawned garden.



3 SHAW CROFT

- Highly Sought After Village Location
- Excellent Links To Telford & M54 Motorway Network
- Four Double Bedrooms
- En-Suite To Master Bedroom
- Impressive Dining Kitchen With Island Unit
- Driveway Providing Off Road Parking
- Ground Floor W.C
- Double Garage
- Supeb Family Home



APPROACH

The property is approached via a tarmac driveway providing off road parking for several vehicles with an adjacent lawned foregarden.

ENTRANCE HALL

Radiator, tiled floor, ceiling down lights and doors to the living room and dining kitchen.

LIVING ROOM

Double glazed window to the front, radiator, feature fireplace with wood burning stove and double doors to the dining kitchen.

DINING KITCHEN

Double glazed windows to the side and rear, double glazed double doors opening out to the rear garden, three vertical radiators, tiled floor and an extensive range of fitted wall, drawer and base units with work surfaces over incorporating a Butler style sink with mixer tap. There is a 4 ring electric induction hob, built in electric oven, built in microwave, integral fridge and an island unit with further base cupboards. A door provides access to the garage and w.c.

GROUND FLOOR W.C

Wash hand basin with splash back tiling and low level w.c.

FIRST FLOOR LANDING

Double glazed window to the front, loft access hatch, radiator.

MASTER BEDROOM

Double glazed window to the front, radiator and door to the ensuite.

ENSUITE

Double glazed obscure window to the side, ceiling down lights, low level w.c and wash hand basin with vanity unit beneath.

BEDROOM TWO

Double glazed window to the rear and radiator.

BEDROOM THREE

Double glazed window to the rear, radiator and built in wardrobe.

BEDROOM FOUR

Double glazed window to the front, radiator and built in wardrobe.

FAMILY SHOWER ROOM

Double glazed obscure window to the rear, radiator, part tiled walls, ceiling down lights and a contemporary suite comprising low level w.c, wash hand basin and corner shower enclosure.

DOUBLE GARAGE

Two up and over doors to the front, double glazed window to the rear, power points, lighting and space for various household appliances including plumbing for a washing machine.

REAR GARDEN

To the rear of the property is a well maintained garden with a paved patio area and lawn beyond bordered by a

number of mature trees and shrubs. There is a side gate providing access to the front driveway.

COUNCIL TAX

Shropshire Council - Tax Band E

TENURE

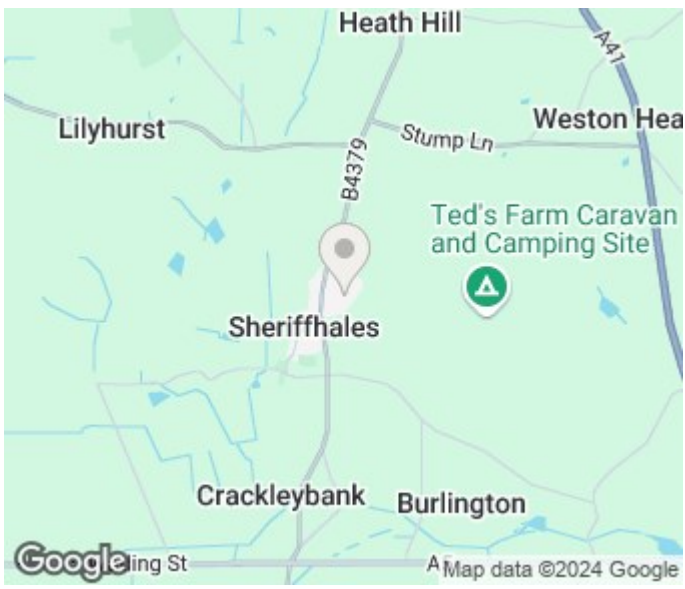
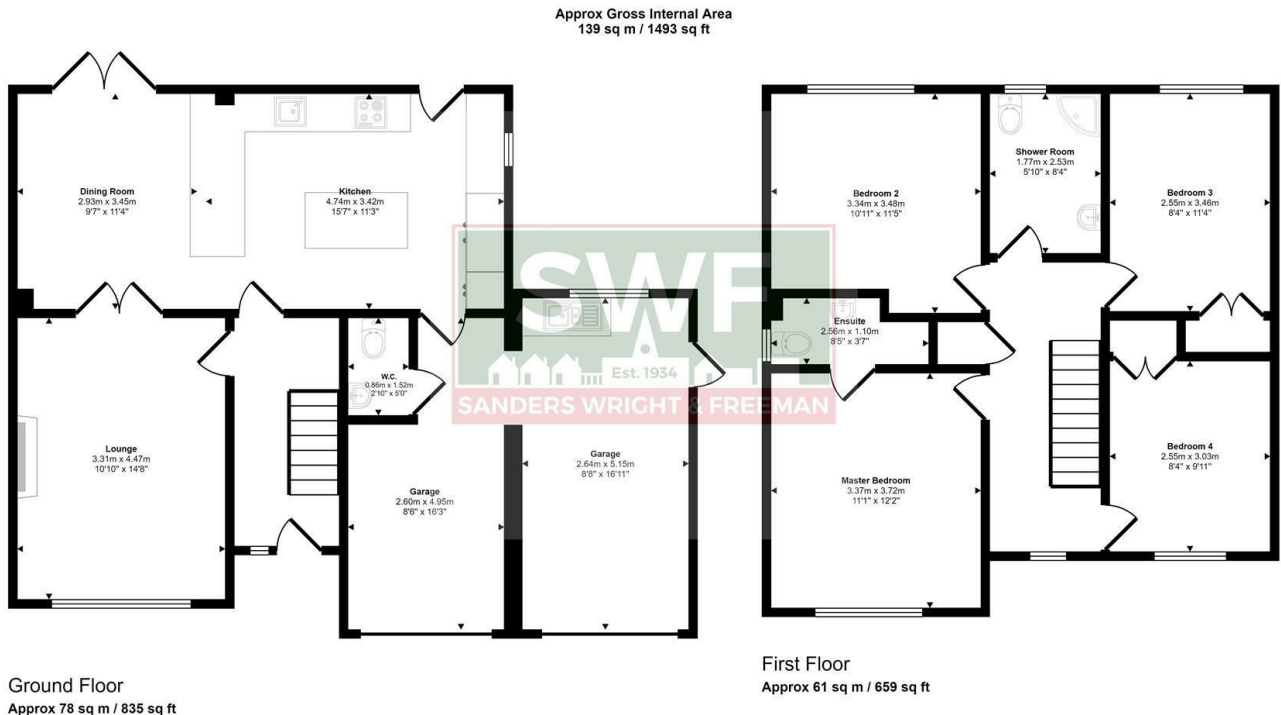
The property is freehold.

SERVICES

The agent understands that mains electricity, water and drainage are available. The property has oil fired central heating.

3 SHAW CROFT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements