



14 WILLIAMS CRESCENT, SHIFNAL

SHIFNAL, TF11 9QE

OFFERS IN THE REGION OF £369,950
FREEHOLD

Modern four bedroom detached family home in a popular location convenient for local schools, play areas, train station and the varied amenities this popular Shropshire town has to offer. Well presented throughout, the accommodation includes a dining kitchen, linked living and dining rooms, guest cloakroom, en-suite shower room and family bathroom. A driveway provides off road parking for two vehicles and access to the garage, and to the rear is a pleasant lawned garden.



14 WILLIAMS CRESCENT

- 360 TOUR • MODERN DETACHED HOME • EN-SUITE TO MASTER BEDROOM • DINING KITCHEN • LIVING AND DINING ROOMS • PLEASANT GARDEN • PLAY AREAS NEARBY • TRAIN STATION NEARBY



APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned fore garden.

RECEPTION HALL

Radiator, staircase to the first floor landing.

GUEST CLOAKROOM

Close coupled w.c., pedestal wash hand basin, tiled splash back and radiator.

LIVING ROOM

Double glazed bay window to the front, radiator, double doors to the dining room.

DINING ROOM

Double glazed double doors to the rear garden, doorway to the dining kitchen.

DINING KITCHEN

Double glazed window to the rear, radiator, tiled floor, ceiling down lights and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Integral appliances include dishwasher, washing machine, double oven and four ring gas hob. Doors lead off to to the side passage and garage.

FIRST FLOOR LANDING

Loft access hatch, radiator and doors to;

MASTER BEDROOM

Two double glazed windows to the front, radiator, built in wardrobes and door to the en-suite shower room.

EN SUITE SHOWER ROOM

Double glazed obscure window to the side, radiator, tiled floor and suite comprising close coupled w.c., pedestal wash hand basin and shower enclosure.

BEDROOM TWO

Double glazed window to the rear and radiator.

BEDROOM THREE

Double glazed window to the front and radiator.

BEDROOM FOUR

Double glazed window to the rear and radiator.

BATHROOM

Double glazed obscure window to the rear, radiator, tiled floor and suite comprising close coupled w.c., pedestal wash hand basin and panelled bath.

GARAGE

Up and over door to the front, doorway to the side passage.

REAR GARDEN

To the rear of the property is an attractive garden with patio area, shaped lawn and a variety of flower and shrub borders.

TENURE

The property is Freehold, subject to an estate charge which we understand was £174.66 for 2034/24.

SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

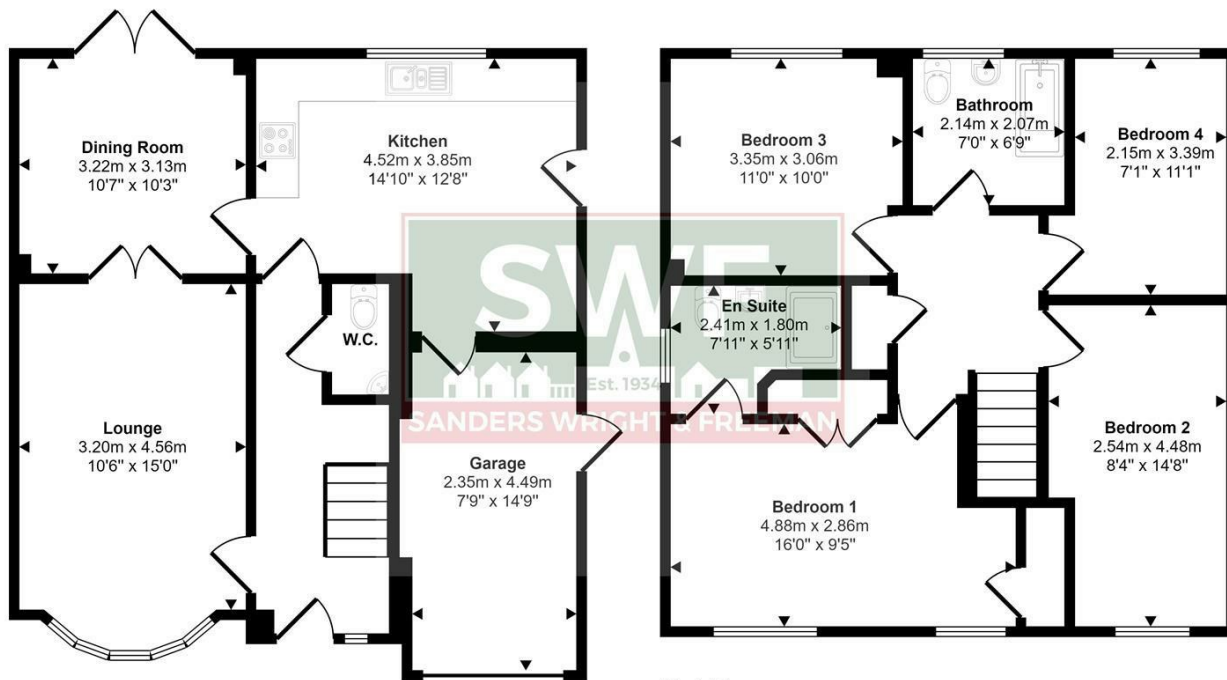
COUNCIL TAX

Shropshire Council - Tax Band E

14 WILLIAMS CRESCENT



Approx Gross Internal Area
129 sq m / 1391 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		76	
(69-80) C			
(55-68) D			
(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.



Sanders, Wright & Freeman - Sales
13 Waterloo Road
Wolverhampton
West Midlands
WV1 4DJ

01902 575555
enquiries@swfestateagents.co.uk
www.swfestateagents.co.uk

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