



**127 Stone Drive,
Shifnal,
TF11 9LX**

Offers In Excess Of £400,000

A well-presented four-bedroom detached family home which features driveway parking for up to three cars and a single garage. Located in a popular residential area of Shifnal. Viewing is highly recommended.

The ground floor includes a spacious lounge with a bay window, a second reception room and a cloak room. With a kitchen/diner and a utility room.

The first floor offers a master bedroom with a triple built in wardrobe and an ensuite bathroom, three additional double bedrooms, two of which have built-in wardrobes, and a family bathroom.

Outside, the property has driveway parking for up to three cars, along with a single garage. The front garden has gravelled borders with raised planters and a pathway leading to the front door.

The pleasant rear garden boasts a patio with a laid lawn area. There is a pathway through the lawn with steps leading to a further patio area. There is an access door to the garage and a side gate which leads you to the driveway. Additional amenities include an outside tap and light.

The property is situated in close proximity to the centre of Shifnal. The former market town of Shifnal originally developed as a staging post on the main London to Holyhead trading route. It is an attractive town with a scattering of quaint black and white buildings still surviving amongst the more modern developments. Shifnal is located about 3 miles (5 km) east of Telford, and conveniently close to the M54 and commuter links to Wolverhampton and Birmingham. There are well respected primary and secondary schools within the town, as well as a selection of private schools close by. Shifnal also has a railway station on the Shrewsbury-Wolverhampton line.

ENTRANCE HALLWAY

13'7" x 6'4" (4.16 x 1.94)

With Amtico flooring and an understairs storage cupboard.



LOUNGE

9'0" x 9'11" (2.75 x 3.04)

Having a large bay window and Amtico flooring.



CLOAK ROOM

6'0" x 3'3" (1.84 x 1.01)

A pedestal wash basin and low level W.C. Tiled floor and partially tiled walls and a extractor fan.



STUDY/ RECEPTION ROOM TWO

9'0" x 9'11" (2.75 x 3.04)

With Amtico flooring.



KITCHEN / DINER

19'3" x 9'5" (5.88 x 2.88)

The kitchen features a selection of white high-gloss base and

wall units, with tiled splashbacks above the worktops. It is equipped with a stainless steel sink, drainer, and a mixer tap. A Zanussi integrated oven, grill, and hob are complemented by an overhead extractor fan. Additional appliances include an integrated fridge, freezer, and dishwasher. With a tiled floor and French doors that open out to the rear garden.



UTILITY ROOM

5'4" x 9'4" (1.63 x 2.87)

The utility room has White high gloss base units and a wall unit with a recess for a washing machine. A single stainless steel sink and drainer with a mixer tap. The floor is tiled and there is an exterior access door leading to the rear garden.

FIRST FLOOR

12'0" x 11'8" (3.68 x 3.56)

A spacious landing area.



MASTER BEDROOM

12'0" x 11'8" (3.68 x 3.56)

With a triple built in wardrobe and central heating control for the first floor.



ENSUITE

4'7" x 7'2" (1.42 x 2.19)

A double shower enclosure with chrome shower fittings. and tiled wall. The other walls are partially tiled. A wash basin and low level W.C. With tiled flooring and an extractor fan.



BEDROOM TWO

11'7" x 8'11" (3.55 x 2.73)

A double bedroom with a triple built in wardrobe and laminate flooring.



BEDROOM THREE

9'7" x 11'11" x 8'10" max (2.94 x 3.65 x 2.71 max)

A double bedroom with double fitted wardrobe.



BEDROOM FOUR

6'7" x 8'4" (2.01 x 2.56)

With laminate flooring.



FAMILY BATHROOM

The bathroom is fitted with a white panelled bath, featuring a shower overhead with chrome fittings and a screen, complemented by tiled walls behind. The remaining walls are partially tiled. It also includes a pedestal wash basin and a low-level WC. The room has a tiled floor and an extractor fan.



REAR GARDEN

The garden features a paved patio area that extends to a well-maintained lawn. A stone pathway runs through the lawn, with steps leading to an additional patio space. The borders are planted with a variety of shrubs. There is an access door to the single garage, as well as a side gate providing entry to the driveway. The garden is also equipped with an outdoor tap and light.



OUTSIDE

There is driveway parking for up to three cars and a single detached garage. The front garden has gravelled areas with raised planters. There is a further gravelled area down the side of the house. With a pathway that leads to the front door.

AGENTS' NOTES:

EPC RATING: B - a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, the Property is Band E (currently £2,761.92 for the year 2024/2025).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are

approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

MOBILE SIGNAL/COVERAGE: EE Limited / O2 Limited / Three None / Vodafone Limited

PARKING:

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: A Coal Mining reporting area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk

DIRECTIONS: From Our office head south on Marker Place towards Church Street, turn left onto Lloyd Grove, then turn left onto Stone Drive, the property is situated on the left and can be identified with our For Sale board.

GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.