



**4 Brooklands Avenue,
Shifnal,
TF11 9BJ**

OIRO £395,000

A spacious three-bedroom detached bungalow featuring driveway parking, a double garage, and a generously sized private rear garden, situated in a sought-after residential area of Shifnal.

Brooklands Avenue is a generously sized bungalow offering a well-designed layout. The entrance hallway leads to a spacious lounge with French doors opening onto the rear garden. The cream-fitted kitchen includes an integrated fridge, freezer, oven, and induction hob, while the adjacent utility room provides additional convenience, featuring an internal door to the double garage, a cloakroom and an exterior door to the rear garden.

Outside, the property has driveway parking for several cars and a double garage. The front garden has a laid lawn and a shrubbery planted border. The rear garden is both private and generously sized including a patio area and a laid lawn, hedged boundary and mature plants, shrubs, trees and a garden shed.

Offered with no upward chain, viewing is highly recommended.

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

A UPVC glazed front door, with a storage cupboard in the hallway.



LOUNGE

18'8" x 21'3" (5.71 x 6.49)

A spacious lounge with a gas mounted fire and decorative surround, with French doors that open to the rear garden.



KITCHEN

9'1" x 13'8" (2.78 x 4.18)

The kitchen features a selection of cream base and wall units paired with wood-effect worktops and complementary tiling above. It includes an integrated fridge and freezer, along with an Electrolux oven and grill, an induction hob, and an extractor fan. A cream sink with a drainer, a mixer tap, and inset chrome spotlights



UTILITY ROOM

10'2" x 9'4" (3.11 x 2.85)

With cream base units having wooden effect worktops above. with space and plumbing for a washing machine and tumble dryer, there is a stainless steel sink, drainer and mixer tap. With tiled flooring and an integral garage door.



CLOAKROOM

5'9" x 2'11" (1.76 x 0.89)

A pedestal wash basin a low level W.C and tiled flooring.



HALLWAY TO BEDROOMS

BEDROOM ONE

12'2" x 11'5" (3.71 x 3.50)

With built in wardrobes and a dressing table.



ENSUITE

7'7" x 5'10" (2.32 x 1.78)

A double shower enclosure with a Micra electric shower and a shower screen, a freestanding washbasin with cupboards below and a low level W.C, partially tiled walls and has an extractor fan.



BEDROOM TWO

10'11" x 10'2" (3.34 x 3.11)

A double bedroom with built in wardrobes.



BEDROOM THREE

11'5" x 9'4" (3.50 x 2.87)

A double bedroom with built in wardrobes.



BATHROOM

10'2" x 5'10" (3.11 x 1.78)

A panelled bath with a mixer shower tap, a wash basin with vanity unit below, tiled walls and an extractor fan.



REAR GARDEN

A generously sized private rear garden featuring a laid patio area, bordered by hedges and filled with a variety of mature plants, shrubs, and trees. The space includes two garden sheds and two gated side access pathways leading to the front of the property. Additionally, the garden is equipped with an outdoor tap and two exterior lights.



OUTSIDE

With driveway parking for several cars and a double garage with electric doors and a radiator.



EPC RATING: C - 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 £2,905.90 for the year 2025/2026).

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 Likely / Three None / Vodafone Limited

PARKING: Private driveway and double garage

FLOOD RISK: Rivers & Seas – Low risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

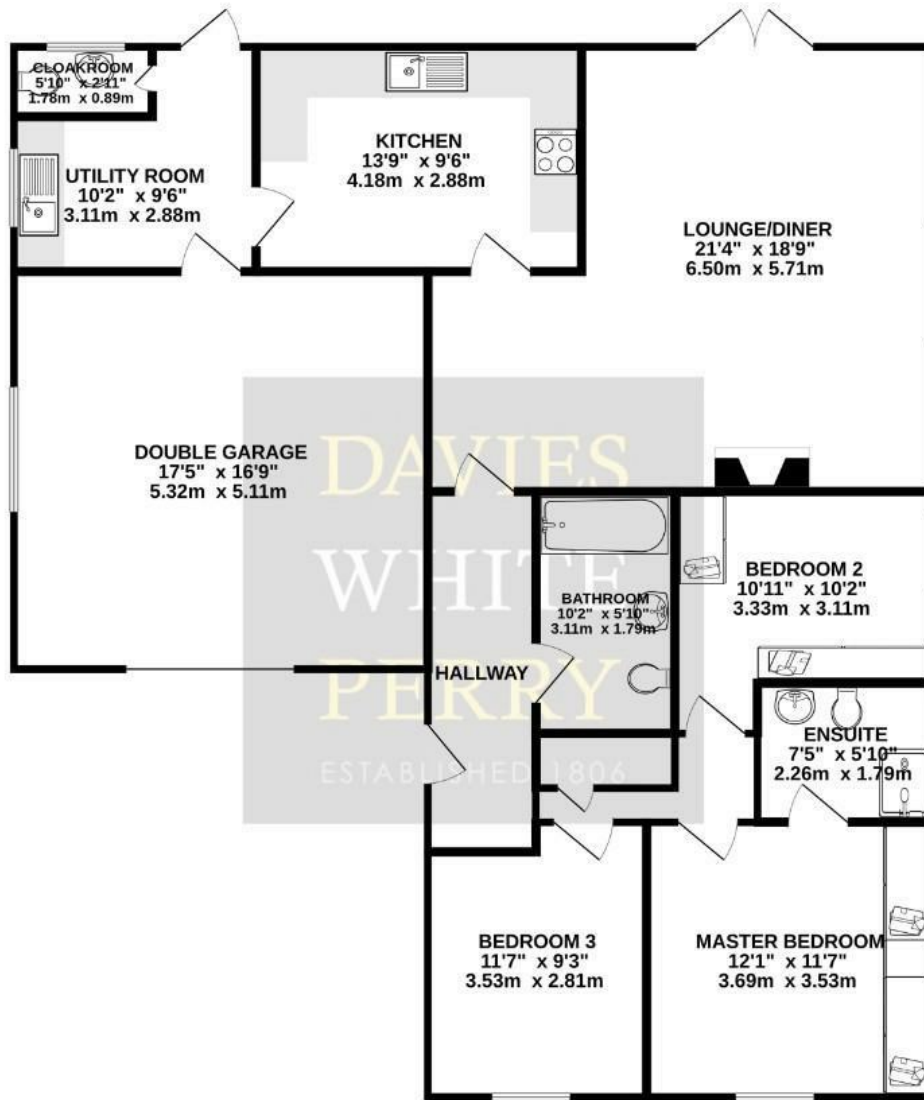
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

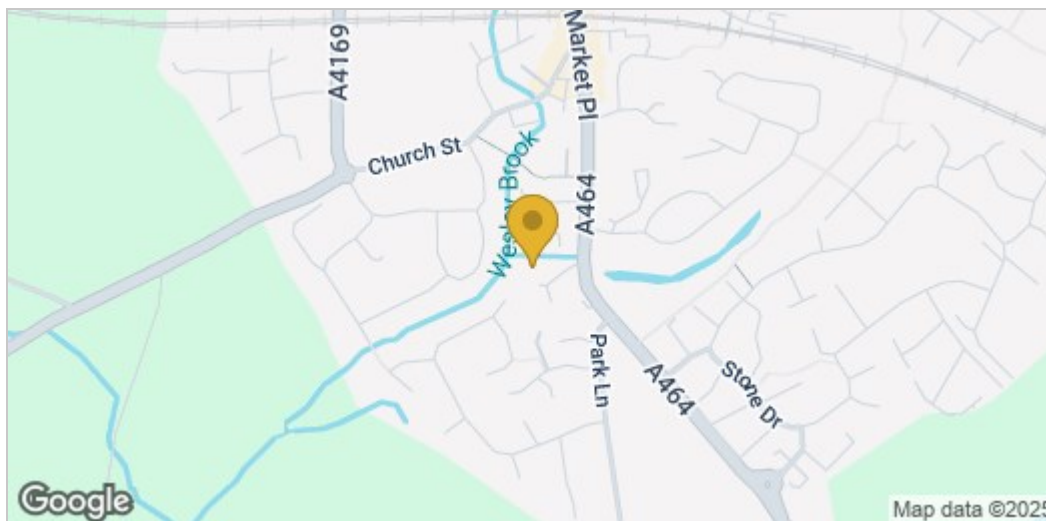
TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk

DIRECTIONS: From our offices in Market Place head South and turn right onto Brooklands Avenue, the property can be identified with a For Sale board.

GROUND FLOOR
1374 sq.ft. (127.6 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.6 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		
(81-91) B		81
(69-80) C	70	
(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.