



**25 West Way,
Shifnal,
TF11 8GR**

OIRO £310,000

A very well presented Three Bedroom Semi Detached House, with an inviting lounge and a spacious Kitchen/ Diner with the benefit of a separate Utility area. With a South facing pleasant rear garden and driveway parking. Situated in a popular residential area of Shifnal.

The ground floor of the property features a welcoming entrance hallway and a convenient cloakroom. The lounge offers a pleasant view to the front of the property, while the spacious kitchen/diner is filled with natural light from Velux windows and French doors that open into the rear garden. A utility area adjoins the kitchen, providing added practicality.

On the first floor, the master and second bedrooms both benefit from double built-in mirrored wardrobes, while the third bedroom and family bathroom complete the space.

Chrome switches and sockets are installed throughout the property, with USB charging points in two of the bedrooms. A PIV ventilation unit provides excellent airflow, and central heating can be controlled separately on both the upstairs and downstairs levels.

Externally, the property offers driveway parking. The front garden is gravelled with a patio pathway and shrubbery borders.

At the rear, the south-facing garden features a patio area leading to a lawn, with planted borders and two sheds. A side access gate allows easy entry to the front of the property, which is also equipped with an outdoor light, tap, and electricity.

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

11'10". x 3'8" (3.63. x 1.12)

A composite front door and Amtico flooring.

CLOAK ROOM

6'1" x 3'2" (1.86 x 0.98)

With a freestanding washbasin, having splash tiling above. A low level W.C and Amtico flooring and radiator.



LOUNGE

14'9" x 9'11" (4.51 x 3.03)

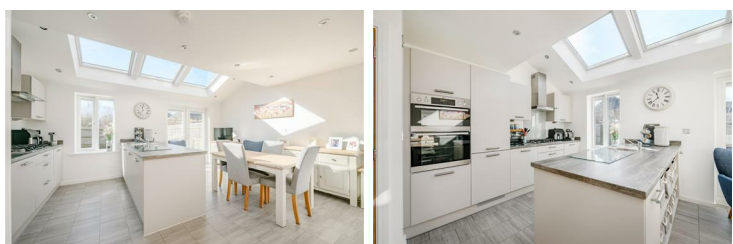
Overlooking the front of the property with a radiator below the window. With chrome light switches and sockets.



KITCHEN DINER

17'5" x 13'3" (5.33 x 4.06)

A generous Kitchen/Diner showcasing sleek light grey satin finish base and wall units, complemented by grey wood-effect worktops. The space is equipped with an AEG five-ring hob, complete with a stylish splashback, and an Electrolux extractor fan positioned above. An AEG integrated dishwasher and Electrolux integrated fridge and freezer. The kitchen also features a breakfast bar with additional base units and shelving for extra storage, as well as a stainless steel sink with a drainer and mixer tap. Convenient USB charging points and under-cabinet lighting. With three Velux windows and French doors that open out to the rear garden. The kitchen is finished with contemporary chrome sockets and light switches.



UTILITY AREA

Adjoining the Kitchen/Diner, but separated by double doors, is a practical utility area. This space includes a recessed area for both a washing machine and tumble dryer, with a work surface above for added convenience. The boiler is also located in this area.



BEDROOM TWO

8'8" x 10'0" (2.66 x 3.07)

Overlooking the rear garden with double built in mirrored wardrobes, chrome sockets including a USB charging point.

FIRST FLOOR

A spacious landing area with the airing cupboard and loft hatch, with a PIV ventilation unit. The first floor has a separate heating control to downstairs.



BEDROOM THREE

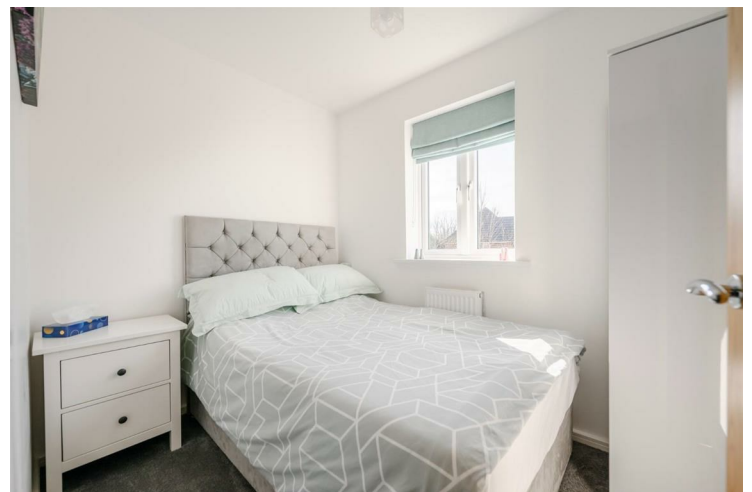
6'5" x 8'5" (1.96 x 2.57)

Overlooking the rear garden with chrome light switch and sockets.

MASTER BEDROOM

8'8" x 11'1" (2.66 x 3.39)

Overlooking the front of the property and features built-in double mirrored wardrobes. It is equipped with chrome sockets, light switches, USB charging points, and a media point.



BATHROOM

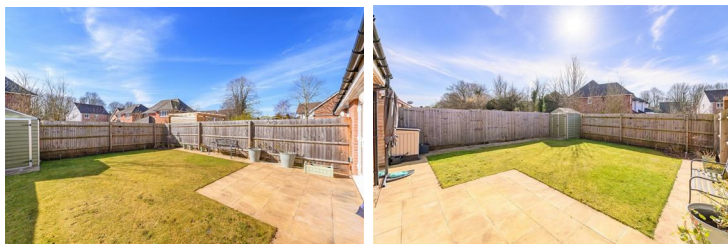
6'2" x 8'4" (1.90 x 2.56)

The bathroom features a white panelled bath with a chrome mixer tap, alongside a single shower enclosure with chrome fittings. A freestanding wash basin is complemented by a vanity unit below, while a low-level W.C and a chrome heated towel radiator complete the space. The room is finished with Amtico flooring and inset chrome spotlights.



REAR GARDEN

The south-facing rear garden boasts a paved patio area that leads to a well-maintained lawn. It features planted borders, two garden sheds, and a side gate providing access to the front driveway. Additionally, there is an outdoor tap and electrical points.



OUTSIDE

Driveway parking for two cars, a gravelled front garden with a paved patio path with shrubbery borders.



EPC RATING: B

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 C (currently £2008.57) 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 Likely / Three None / Vodafone Limited

PARKING: Private driveway

FLOOD RISK: Rivers & Seas – No 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.

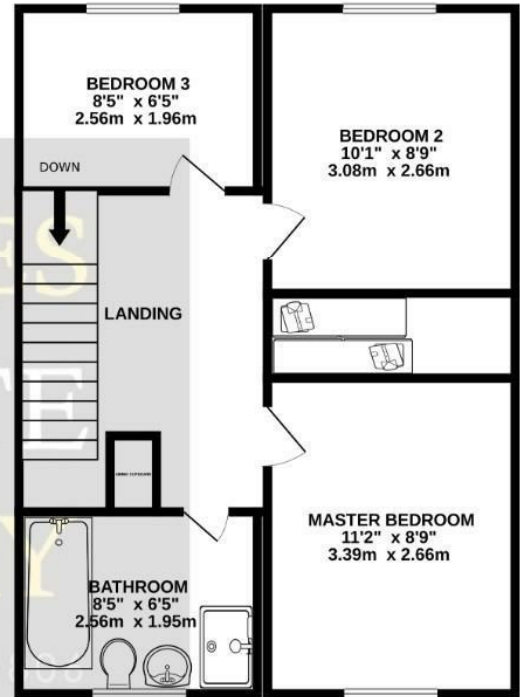
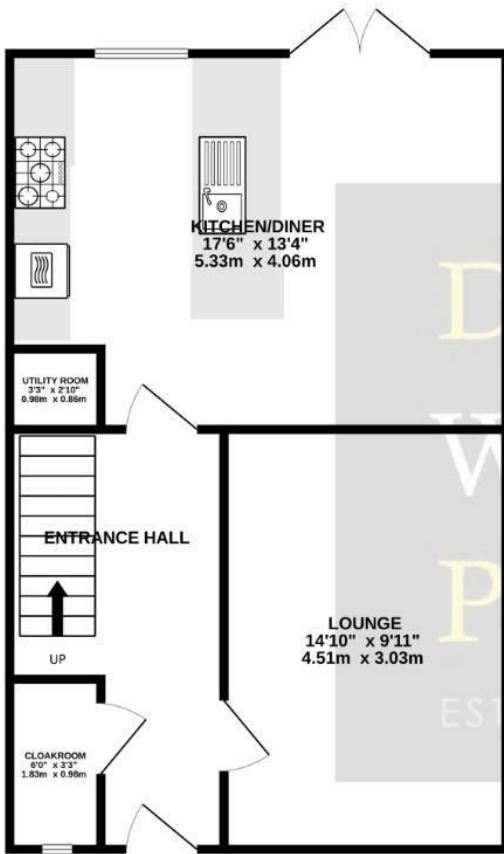
METHOD OF SALE: For Sale by Private Treaty.

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 North towards Aston Street, at the round continue straight onto Stanton Road, take the third exit onto Weaver Grove, turn right onto West Way, turn left to stay on West Way, turn right and the property is situated on your right hand side.

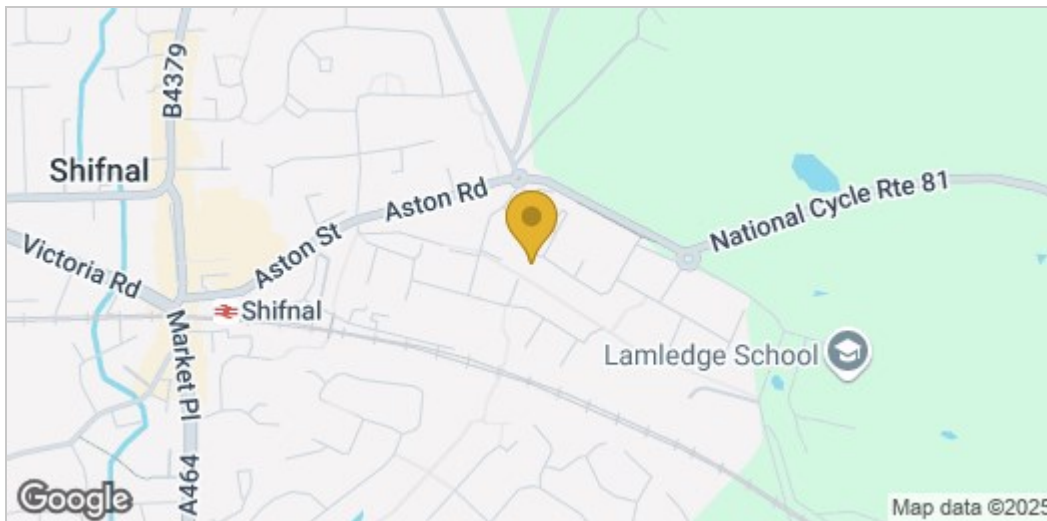
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.