



**65 Greenfields Crescent,
Shifnal,
TF11 8EF**

OIRO £179,995

Greenfields Crescent is a two bedroom semi detached bungalow with driveway parking. Situated in a popular residential area of Shifnal, with No Upward Chain.

The entrance hallway leads to a spacious lounge with a gas mounted fire with decorative surround. With a galley style kitchen having a range of shaker-style base and wall units and an exterior door to the outbuilding/ conservatory. Bedroom one and bedroom two are both double bedrooms. The bathroom has a single shower enclosure with a mixer shower overhead.

The rear garden is paved with a gravelled border and low maintenance with an aluminium/ wooden garage and side gate to front driveway. The front garden is patioed with planted border and rockery with mature plants and shrubs. With a gated driveway and parking.

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

10'0" x 4'9" x 3'10" (3.06 x 1.46 x 1.18)
With wooden effect laminate flooring and radiator.

LOUNGE

11'11" x 13'8" (3.64 x 4.19)
A mounted gas fire with a decorative surround, laminate flooring and radiator beneath the window.

KITCHEN

12'1" x 5'8" (3.69 x 1.74)
A galley style kitchen with a range of shaker style base and wall units. with tiling above the worktops. A stainless steel sink & drainer with a mixer tap. With laminate flooring and an extractor fan.

BEDROOM ONE

7'11" x 11'0" (2.42 x 3.37)
A double bedroom , overlooking the rear garden with a radiator beneath the window.

BEDROOM TWO

10'9" x 10'0" (3.30 x 3.06)
A second double bedroom overlooking the front of the property, with laminate flooring and a radiator.

BATHROOM

5'5" x 7'6" (1.67 x 2.31)
A single shower enclosure with a shower to the mains. A free standing wash basin and low level W.C with partially tiled walls and laminate flooring.

OUTBUILDING / CONSERVATORY

Accessed via the exterior kitchen door, With a wooden frame and glazed windows, with electricity and a wooden effect floor.

OUTSIDE

The rear garden is paved with a gravelled border, with an aluminium and wooden garage. The front garden is paved with planted borders and a rockery with mature plants and shrubs. A gated driveway with parking available.

EPC RATING: Rating D 58 - 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 B (currently £1,849.22) 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 single garage

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

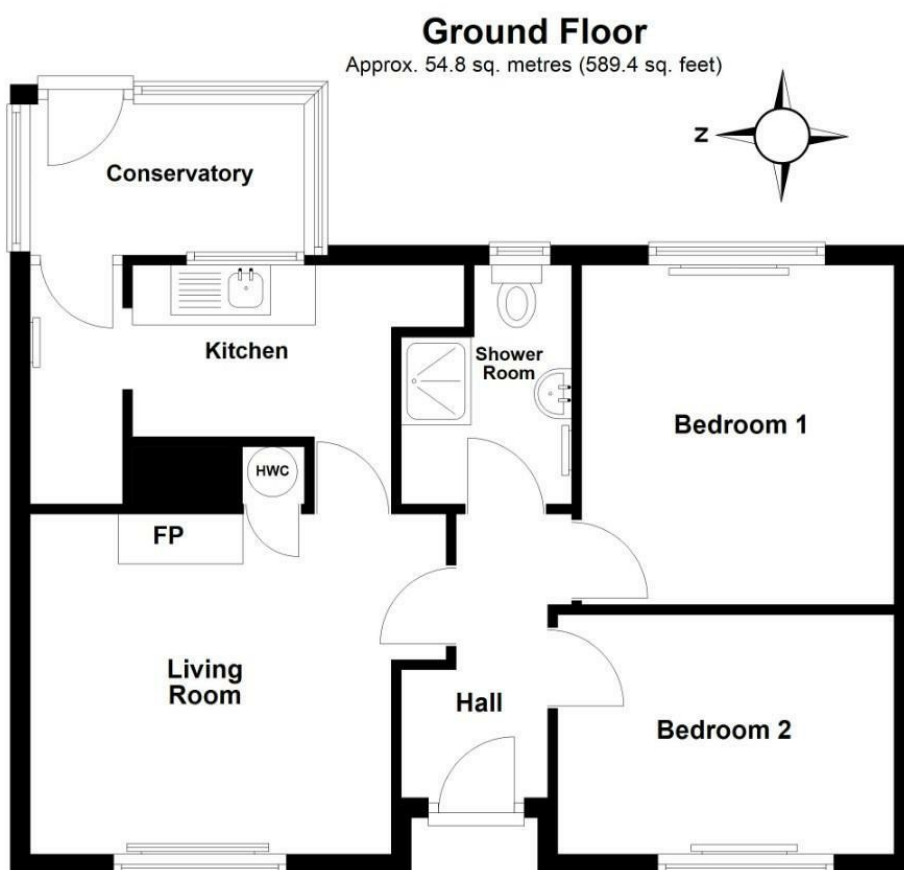
COALFIELD OR MINING AREA: Coal Mining Reporting Area

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

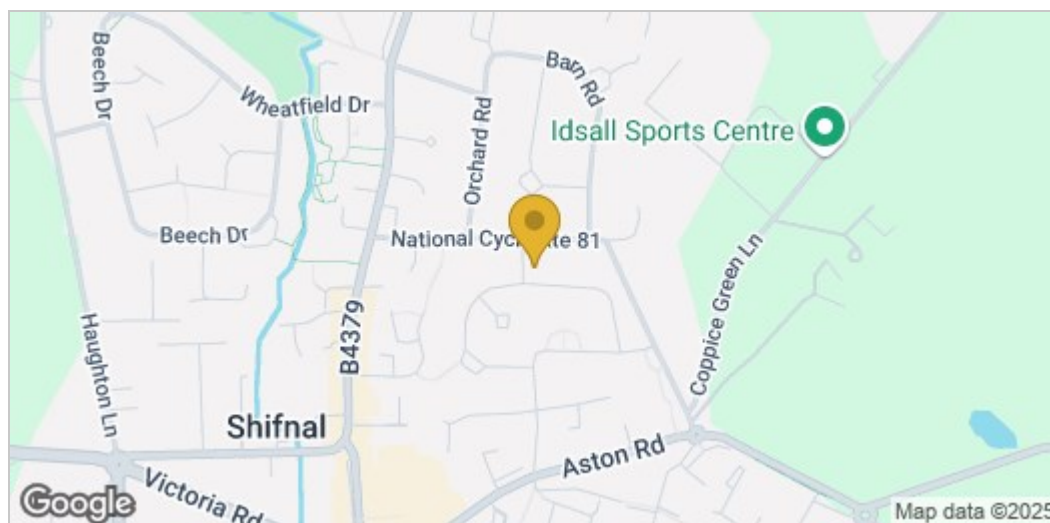
DIRECTIONS: From our offices in Market Place head north towards Aston Street, stay on Aston Street and turn left onto Greenfields Crescent continue on Greenfields Crescent the bungalow is on the right hand side and can be identified with a for sale board.



Total area: approx. 54.8 sq. metres (589.4 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.
Plan produced using PlanUp.

65 Greenfields Crescent, Shifnal



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.