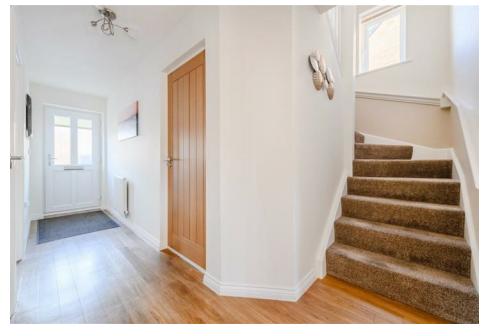




**46 Stone Drive,
Shifnal,
TF11 9HQ**

OIRO £339,950

Stone Drive is a well presented, three-bedroom detached house featuring a modern, recently updated kitchen fitted with AEG integrated appliances, and two spacious reception rooms and a cloak room. The master bedroom includes an ensuite and double wardrobes, the second bedroom also has a built in double wardrobe. There is also a third bedroom and a contemporary family bathroom.

The property boasts oak internal doors throughout and benefits from an integral single garage with an electric roller door.

Outside, there is driveway parking for two or more cars. The rear garden offers a patio area, low-maintenance artificial lawn, and attractively planted shrub borders.

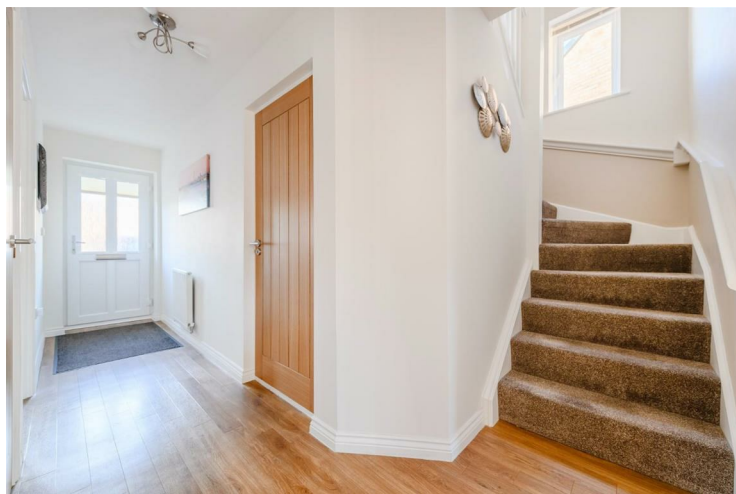
Viewing is highly recommended

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

8'5" x 10'4" (2.59 x 3.17)

A composite glazed front door leads to the entrance hallway.



CLOAK ROOM

8'4" x 3'4" (2.56 x 1.03)

A pedestal wash basin with tiling above and low level W.C. Karndean flooring, a chrome heated radiator and an extractor fan.



LOUNGE

14'2" 10'4" (4.33 3.16)

a mounted electric fire with a decorative surround, with UPVC patio doors that lead to the rear garden.



DINING ROOM / RECEPTION ROOM TWO

8'5" x 10'4" (2.59 x 3.17)

Overlooking the front garden.



KITCHEN

9'9" x 9'8" (2.98 x 2.97)

A recently refitted kitchen with light grey base and wall units,

complemented by wood-effect worktops and tiling above. AEG integrated appliances include a fridge, freezer, and dishwasher. There is an AEG gas hob with an extractor fan, as well as an integrated oven and grill. A recess area is provided for a washing machine. The kitchen also features a stainless steel sink with drainer and mixer tap, Karndean flooring, and an extractor fan.



Integral Garage

With an electric roller door and electricity. The boiler is located in the garage.

FIRST FLOOR

Stairs to first floor.



MASTER BEDROOM

10'6" x 12'1" (3.21 x 3.70)

With double wardrobes and overlooking the front garden.



ENSUITE

4'11" x 6'9" (1.51 x 2.06)

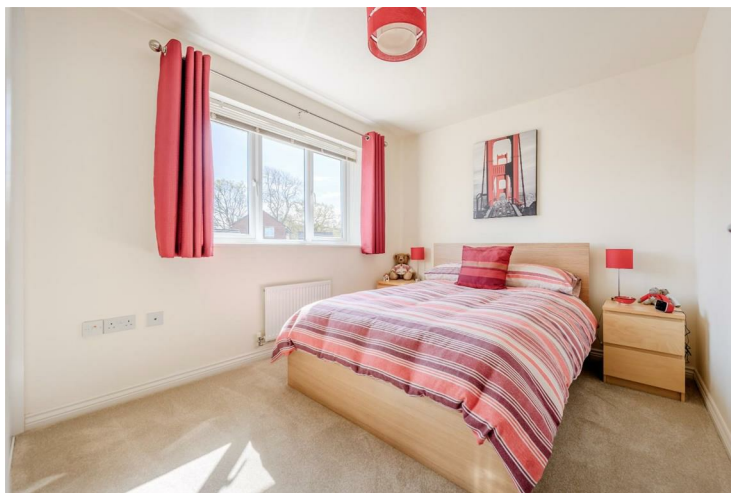
A single shower enclosure with an electric shower and glazed door, a pedestal wash basin and a low level W.C. Additional features include a chrome heated radiator, partially tiled walls, wooden effect vinyl flooring and inset chrome spotlights.



BEDROOM TWO

8'10" x 10'5" (2.71 x 3.20)

A double bedroom with double built in mirrored wardrobes. Overlooking the rear garden.



BEDROOM THREE

9'9" x 7'10" (2.98 x 2.39)

With wooden effect flooring and loft access. Overlooking the rear garden.



BATHROOM

6'9" x 6'3" (2.08 x 1.93)

Featuring a panelled bath, a pedestal wash basin and a low level W.C. The walls are partially tiled, and the room includes Karndean flooring, a chrome heated radiator, inset chrome spotlights, and an extractor fan.



REAR GARDEN

A laid patio leads to an artificial lawn, bordered by gravelled edges planted with mature plants and shrubs. A pathway continues to an additional patio area, complete with an outside light and tap. A side gate provides access to the front of the property.



OUTSIDE

With driveway parking for two cars. The slate-fronted garden is planted with mature plants and shrubs, with a pathway leading to the front door.

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 D (currently £2,377.56 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.

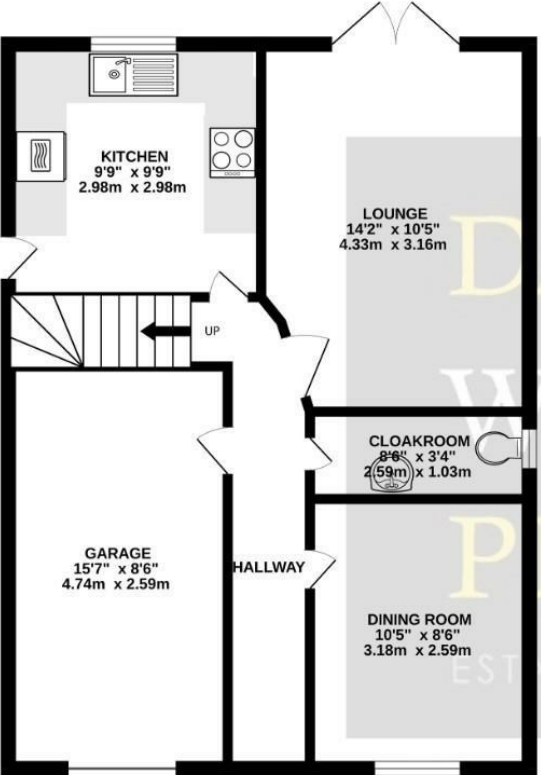
METHOD OF SALE: For Sale by Private Treaty.

MANAGEMENT CHARGE - £189 per annum as of 2024/ 2025

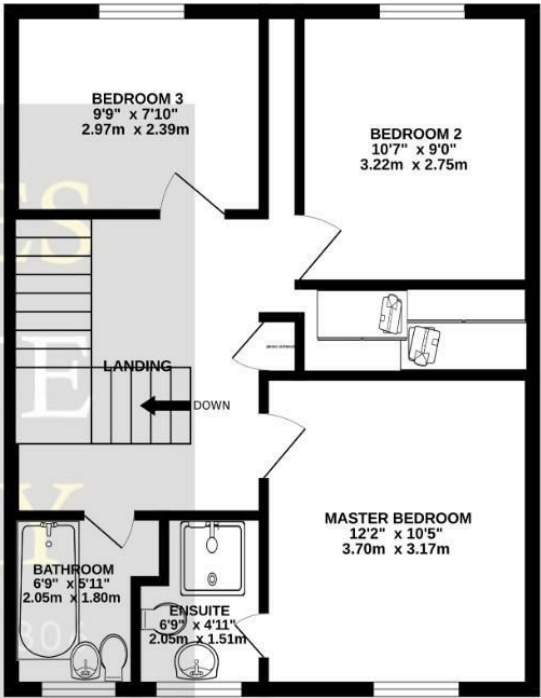
TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk

DIRECTIONS: From our offices in Market Place head south towards Johns Street, turn left onto Lloyd Grove, turn left onto Stone Drive, turn right and the property is situated on the right hand side..

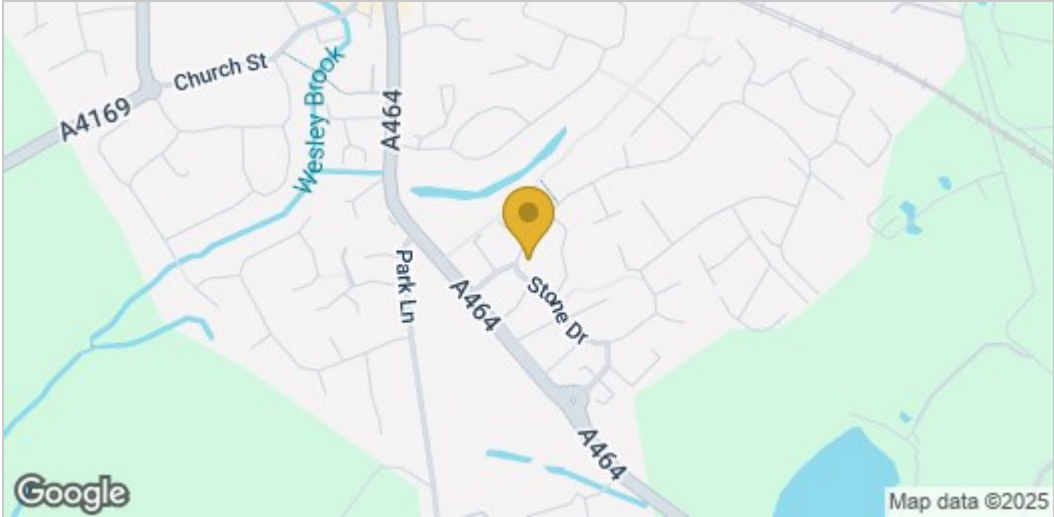
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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		85
(81-91) B		
(69-80) C	74	
(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.