



**45 Beech Drive,
Shifnal,
TF11 8HQ**

OIRO £350,000



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Beech Drive is a generously sized bungalow offering a thoughtfully designed layout. There is an entrance porchway, a further exterior door leads to the kitchen and breakfast room, with a utility room. A lobby area leads to a shower room and has an exterior door to the rear garden. There is a large lounge diner featuring patio door that leads to the conservatory with French doors that open onto the rear garden. There is a hallway that leads to the bedrooms, the master bedroom is a large bedroom with a variety of fitted wardrobes and drawers. Bedroom two and three are both double bedrooms and have further built in wardrobes and drawers. A second bathroom with a corner shower enclosure with a vanity wash basin..

Outside, the property provides driveway parking for multiple vehicles. The rear garden is a lovely space, featuring a patio area and a laid lawn, the borders are planted with a variety of plants and shrubbery, with an access gates leading to the front driveway.

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 PORCHWAY

An entrance porchway.

KITCHEN/ BREAKFAST ROOM

17'5" x 11'3" (5.32 x 3.45)

A selection of base and wall units with worktops above, complemented by tiled splashbacks. Integrated Bosch appliances include an oven, grill, microwave, and dishwasher. A gas hob is fitted with an extractor fan overhead. Additional wall units and a larder style cupboard are located in the breakfast room, which also features a built in wine cooler.



UTILITY

With cream base and wall units and recess areas for a washing machine and tumble dryer, with plenty of additional space for a fridge freezer. Having partially tiled walls and tiled flooring.



SHOWER ROOM

A hallway leads to a shower room with a single shower enclosure which has a Alpha electric shower. A wash basin with tiling above and a built in W.C and extractor fan.



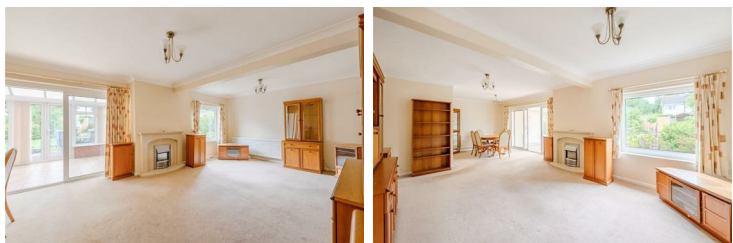
LOBBY

With external door to the rear garden.

LOUNGE / DINING ROOM

27'9" x 11'4" (8.48 x 3.47)

A good sized lounge/ diner with an chrome mounted electric fire with a marble surround and UPVC patio doors to the conservatory.



CONSERVATORY

13'10" x 9'0" (4.22 x 2.75)

With tiled flooring and UPVC French doors which open onto the rear garden.



INNER HALL

Leading to the bedrooms.

MASTER BEDROOM

15'9" x 13'8" (4.82 x 4.18)

A spacious master bedroom featuring double built in wardrobes, integrated drawers, a dressing table, and additional overhead cupboards above the bed area.



BEDROOM TWO

12'0" x 10'1" (3.66 x 3.08)

A second double bedroom with triple built in wardrobes, built in double drawers and further built in cupboards over the bed area and a dressing table.



BEDROOM THREE

11'3" x 8'8" (3.44 x 2.65)

A third double bedroom with double built in wardrobes and over head cupboards.



BATHROOM

A fully tiled bathroom featuring a corner shower enclosure with chrome mains fittings, a vanity wash basin with built in storage, an integrated WC, a chrome heated towel rail, and a wall mounted shaver point.



REAR GARDEN

A delightful rear garden featuring a patio area leading to a well maintained lawn with planted borders showcasing a variety of mature plants and shrubs. A paved pathway runs through the centre of the lawn, guiding you to an additional planted section and a gravelled area with a shed and Varinder. A gated access leads directly to the driveway





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 about take the third exit on Houghton Lane, turn Right onto Beech Drive, turn left and stay on Beech Drive.

OUTSIDE

A tarmacked driveway which provides parking for several cars and a single garage. With planted borders with mature plants and shrubs.

EPC RATING: D - 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 £2,318.80 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 – Low risk

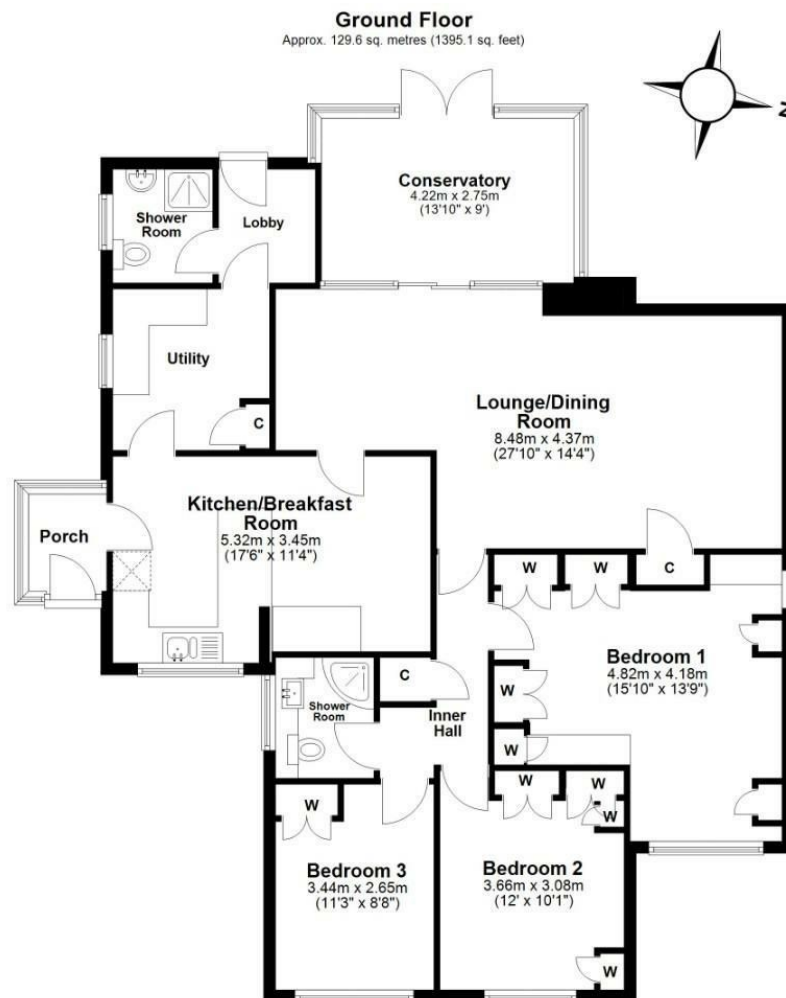
COASTAL EROSION RISK: None in this area

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.

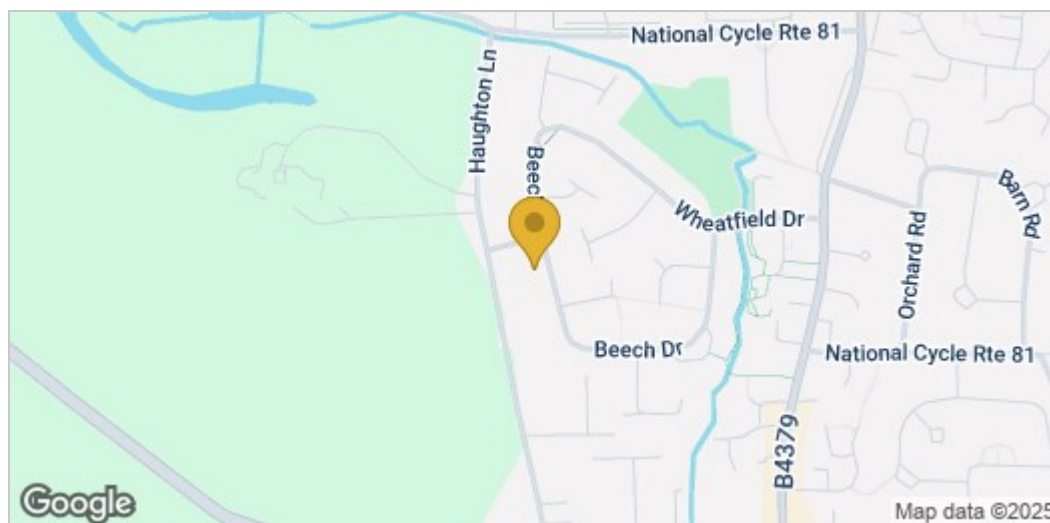
TO VIEW THIS PROPERTY: Please contact our Shifnal Office,



Total area: approx. 129.6 sq. metres (1395.1 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.

45 Beech Drive, Shifnal



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(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.