



**4 The Paddock, Haughton Lane,  
Shifnal,  
TF11 8HX**

**OIRO £495,000**



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A very well presented three bedroom detached bungalow, offering a lounge that opens into a bright sunroom/dining area with views over a beautifully landscaped and generously sized rear garden. The property also includes driveway parking and a garage, and is ideally located in a sought after residential area of Shifnal.

4 The Paddock is a generously proportioned bungalow. The welcoming entrance hallway, finished with solid wood flooring, includes a convenient cloakroom. The lounge features a charming inglenook fireplace and opens into a bright sunroom/dining area, which over looks the private, attractive rear garden and benefits from French doors to access the rear garden.

The kitchen is beautifully appointed with a contemporary range of light grey wall and base units, complemented by wood effect worktops and tiled splashbacks. a breakfast bar and hard wood flooring. Integrated appliances include a fridge, freezer, slimline dishwasher, and wine cooler. Thoughtful storage solutions feature a larder style unit and practical swing shelf base cupboards. Additional features include space for a freestanding oven, a stainless steel sink with drainer and mixer tap, a solar tunnel light for natural illumination, and inset chrome spotlights. An internal door provides convenient access to the garage.

The double garage offers a utility area with recess areas with plumbing for a washing machine and space for a tumble dryer. With electric doors and a door that leads to the rear garden.

The master bedroom enjoys views over the rear garden and features a range of built in wardrobes. The ensuite has a double walk in shower fitted with a Triton unit, a pedestal wash basin, and a low-level W.C supported by a macerator drainage system. Having tiled walls and flooring, inset chrome spotlights, and an extractor fan. Bedroom two is a double bedroom with double built in wardrobes, bedroom three is accessed from the lounge and overlooks the rear garden. The family bathroom includes a panelled bath with a Micra shower over and a fitted shower screen, along with a vanity wash basin and a low level W.C. Partially tiled walls, inset spotlights, and an extractor fan.

The rear garden is a good size and offers a high level of privacy. It features a paved patio area that leads to a well-maintained lawn, along with an additional block-paved patio space. The garden is bordered with mature plants and shrubs, and includes raised wooden planters and a vegetable bed. There is a wooden shed, a second metal shed, and a greenhouse, providing ample storage. The garden is enclosed by hedge borders and benefits from two electric patio heaters, as well as a double weatherproof power sockets and two water butts.

Outside, the property benefits from a block-paved driveway providing parking for up to four cars. A central block paved pathway leads to the front door, with lawns on either side and bordered with mature plants and shrubs. Additional features include a double outdoor electric socket, an outside tap, water butt and a CamHiPro security camera positioned near the front door.

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**

With a composite front door and wooden flooring, There is a storage cupboard with the boiler.



**CLOAK ROOM**

A pedestal wash basin and a low level W.C, with partially tiled walls and a tiled floor.



**LOUNGE**

19'5" x 12'4" (5.92 x 3.78)

Featuring an inglenook fireplace which houses a log burner with a charming brick-built surround and a rustic timber beam.



### SUNROOM / DINING AREA

11'11" x 11'0" (3.64 x 3.37)

Open plan lounge which leads to the sun room/ dining area which overlooks the rear garden with double glazed windows and French doors and inset chrome spotlights.



### KITCHEN

12'7" x 10'9" (3.85 x 3.29)

A selection of light grey base and wall units, including a larder-style cupboard and a built-in wine cooler. The kitchen features a breakfast bar and wood-effect worktops with tiled splashbacks above. There is a stainless steel sink with drainer and mixer tap, along with integrated appliances including a fridge, freezer, and slimline dishwasher. A designated recess is provided for a cooker. The space is finished with hard wood flooring, inset spotlights, and a sun tunnel light, enhancing natural brightness.



### MASTER BEDROOM

12'4" x 11'6" (3.78 x 3.52)

The master bedroom overlooks the rear garden, with a variety of built in wardrobes.



### ENSUITE

7'10" x 5'8" (2.40 x 1.73)

a double walk-in shower with a glazed screen, fitted with a Triton unit, a pedestal wash basin, and a low-level W.C., supported by a macerator drainage system. Having tiled walls and flooring, inset chrome spotlights, and an extractor fan. Also features a sun tunnel light.





## BEDROOM TWO

12'10" x 9'8" (3.92 x 2.95)

A double bedroom with double built in wardrobes overlooking the front of the property.



## DOUBLE GARAGE & UTILITY AREA

18'2" x 15'0" (5.54 x 4.59)

Utilised also as a utility area, with base units and recess areas for a washing machine and tumble dryer. Electric garage door and a door which leads to the rear garden.

## BEDROOM THREE

7'10" x 6'4" (2.40 x 1.95)

With inset chrome spotlights, accessed via the lounge and overlooking the rear garden.



## REAR GARDEN

The rear garden is pleasant and very private. It has a paved patio area that leads to a neat lawn, plus another block-paved patio space. The edges of the garden are lined with mature plants and shrubs. There are raised wooden planters and a vegetable bed for growing your own produce. For storage, there's a wooden shed, a metal shed, and a greenhouse. The garden is surrounded by hedges and also includes two electric patio heaters, a double outdoor power socket, and two water butts.

## BATHROOM

8'6" x 6'10" (2.60 x 2.10)

A white panelled bath with a Triton shower over and shower screen. A vanity wash basin and low level W.C. Tiled throughout, featuring inset chrome spotlights and an extractor fan.





## OUTSIDE

The property has a block-paved driveway with space for up to four cars. A central path leads to the front door, with lawns on both sides and mature plants and shrubs around the edges. It also includes a double outdoor power socket, an outside tap, and a CamHiPro security camera near the front door.



## AGENTS' NOTES:

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 Indoors: EE Limited, Three Limited, O2 Likely, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Likely, Three Likely, O2 Likely, Vodafone Likely

PARKING: Private driveway and double garage

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

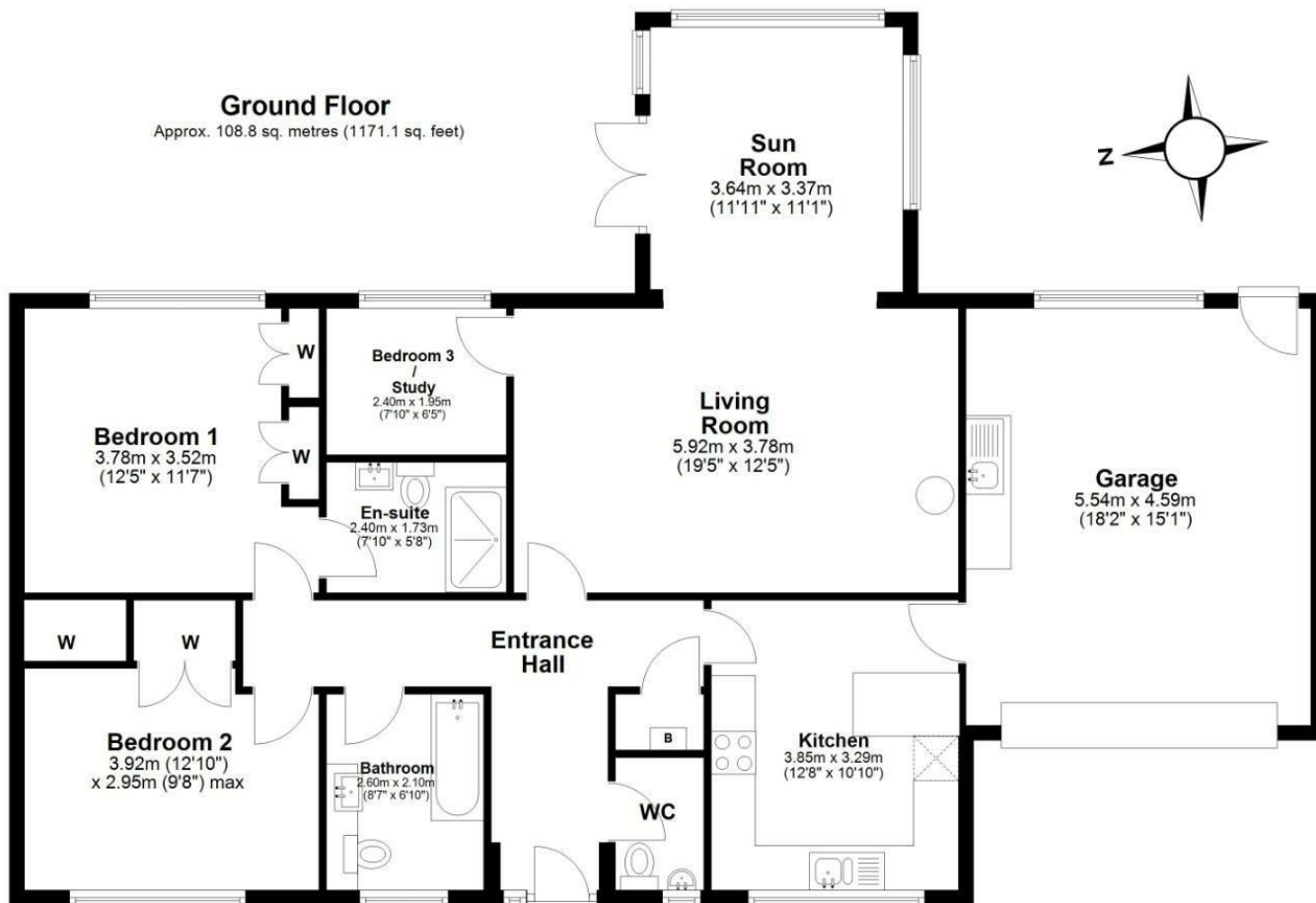
COALFIELD OR MINING AREA: Coal Mining Reporting Area

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](mailto:shifnal@davieswhiteperry.co.uk).

DIRECTIONS: From our offices head north on Market Place towards Church Street, at the round about take the third exit onto Haughton Lane, turn right onto The Paddock, the bungalow is directly ahead.

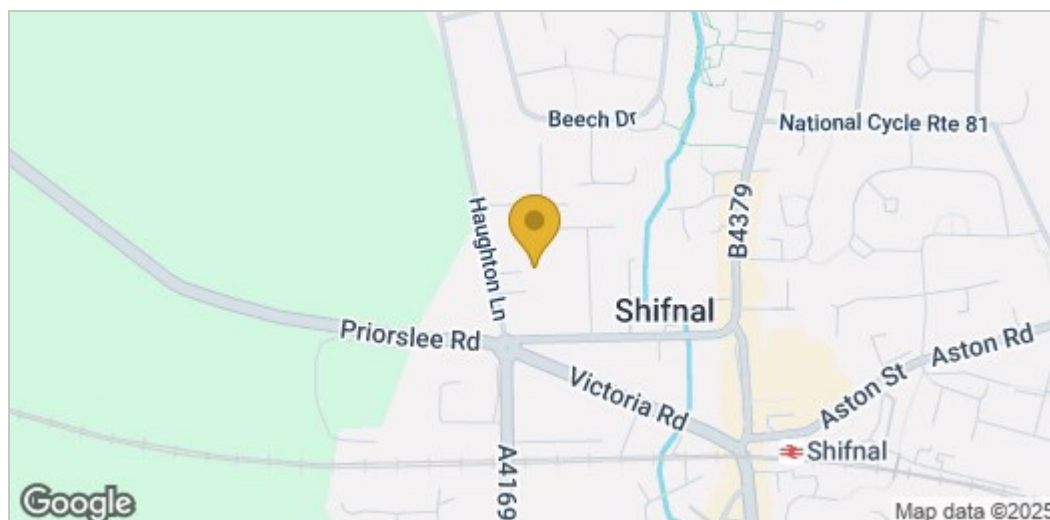


Total area: approx. 108.8 sq. metres (1171.1 sq. feet)

This floor 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 plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of doors, windows, other openings, cupboards and kitchen fittings are approximate and for a guide only. This plan is not, nor should it be taken as, an exact representation of the subject property.

Plan produced using PlanUp.

#### 4 The Paddock, Shifnal



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.