



**142 Watts Drive,
Shifnal,
TF11 8FR**

£240,000

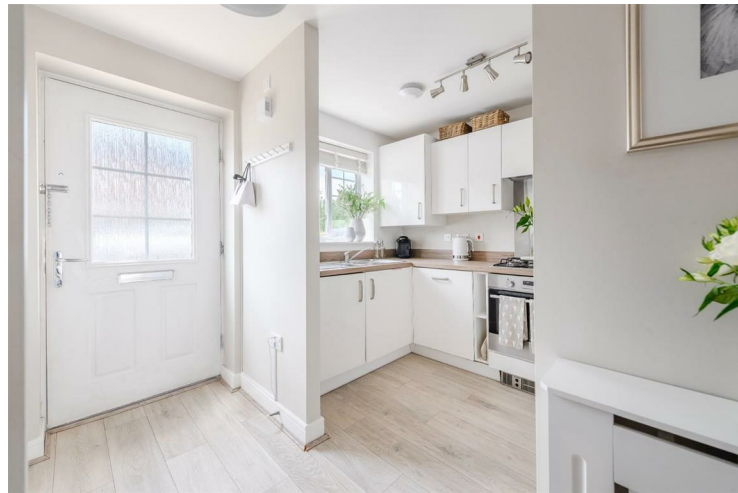
A very well presented two bedroom semi detached house. Featuring a spacious lounge diner with French doors that open to the rear garden. A modern kitchen with integrated appliances including a fridge freezer, dishwasher and washing machine. The master bedroom has an ensuite with a shower enclosure. A second double bedroom and a bathroom. With an attractive rear garden and two allocated car parking spaces and is ideally located in a sought after residential area of Shifnal.

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

9'9" x 3'6" x 6'8" (2.98 x 1.07 x 2.04)

With Amtico flooring.



KITCHEN

9'8" x 6'0" (2.97 x 1.85)

A range of cream gloss base and wall units is complemented by wood effect worktops and a stainless steel sink with drainer and mixer tap. The kitchen features integrated appliances including a fridge, freezer, dishwasher, washing machine, and oven. A gas hob is also fitted, accompanied by a chrome splashback and an extractor fan.



LOUNGE DINER

15'7" x 13'1" max (4.75 x 4.00 max)

A spacious lounge diner with French doors that open onto the rear garden and an understairs storage cupboard.



FIRST FLOOR

CLOAKROOM

5'0" x 2'10" (1.54 x 0.87)

A corner pedestal wash basin with tiling above and a low level W.C



MASTER BEDROOM

10'1" x 9'9" (3.08 x 2.99)

Overlooking the rear garden and has views of the nearby field.



ENSUITE

10'0" x 2'11" (3.05 x 0.91)

Single shower enclosure, with a glazed door and electric shower. a pedestal wash basin and a low level W.C. With partially tiled walls and an extractor fan.



REAR GARDEN

A paved patio area leads to a well maintained lawn, which extends to a raised decking area. There is a wooden storage unit for garden tools and bins, along with a side gate providing access to the front of the property.

BEDROOM TWO

13'1" x 8'4" (4.00 x 2.56)

A double bedroom with dual aspect windows overlooking the front of the property.



OUTSIDE

There is two allocated car parking spaces at the front of the property with stoned borders planted with plants and shrubs.

AGENTS' NOTES:

EPC RATING: B 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 £1,849.20 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

BATHROOM

6'7" x 6'0" (2.02 x 1.85)

Featuring a panelled bath with an overhead shower and glass shower screen, set against a fully tiled wall, with the remaining walls partially tiled. The suite includes a pedestal wash basin and a low level W.C.

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.

MANAGEMENT CHARGE:

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: Two allocated car parking spaces

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.

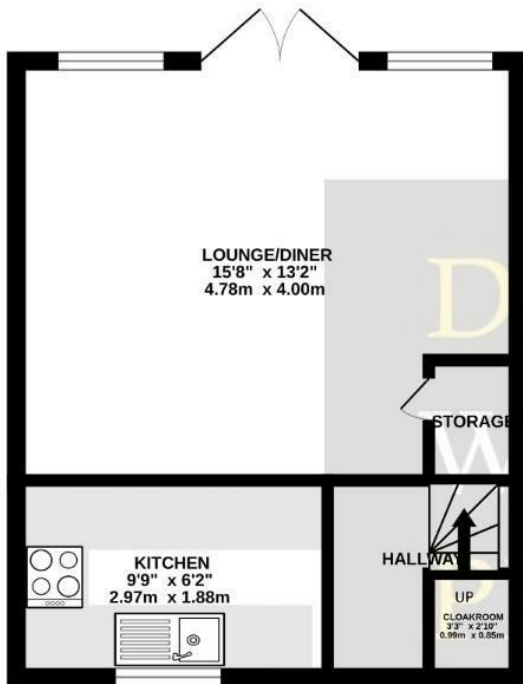
METHOD OF SALE: For Sale by Private Treaty.

MANAGEMENT CHARGE - £190.00 ANNUALLY 2024/2025

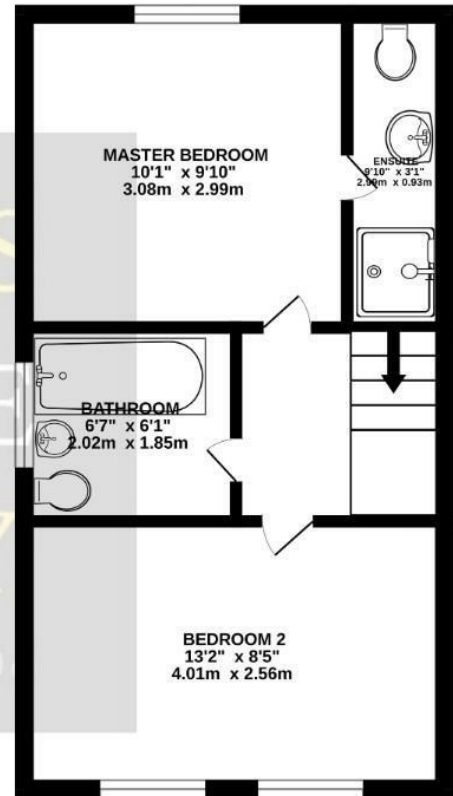
TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk.

DIRECTIONS: From our offices head north on Market Place towards Aston Street, turn right onto Aston Street, continue straight onto Bradford Street, turn right onto Broadway. Turn left onto Haughton Road, turn right onto Watts Drive, turn right the property is on the right and can be identified with a for sale board.

GROUND FLOOR
303 sq.ft. (28.1 sq.m.) approx.

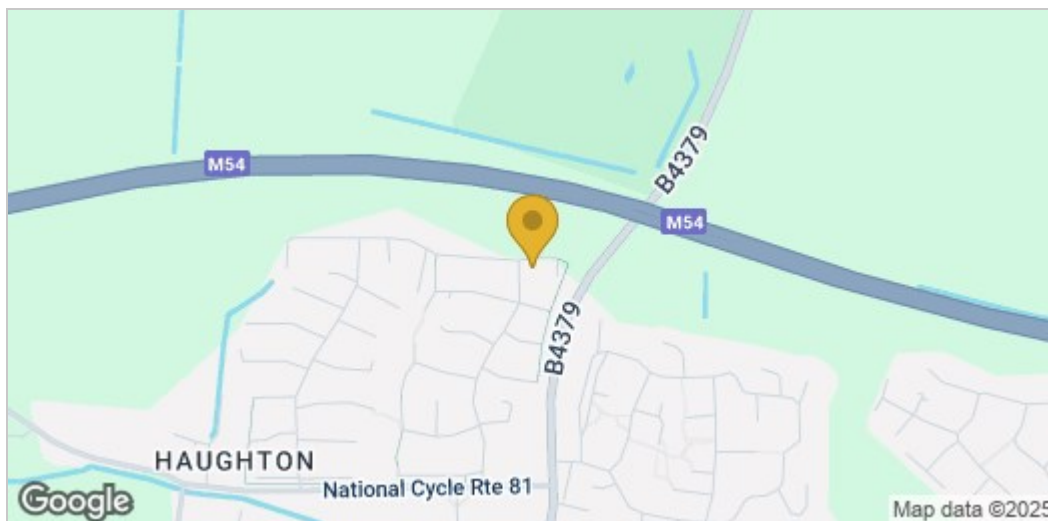


1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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		97
(81-91) B	83	
(69-80) C		
(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.