



**10 West Way,
Shifnal,
TF11 8GR**

OIRO £439,950

A beautifully presented, modern four bedroom detached family home, complete with driveway parking and a single garage, situated in a sought after residential area of Shifnal.

This impressive home offers spacious and versatile living, featuring a large open plan kitchen/diner with a snug area. The delightful lounge includes a bay window and French doors opening onto the rear garden. Upstairs, there are four generously sized double bedrooms, including a master with ensuite, and a well appointed family bathroom. Two of the bedrooms benefit from built-in double wardrobes.

Externally, the front of the property is planted with mature plants and shrubbery, with an additional planted area to the right hand side. Steps lead up to the front entrance. With driveway parking and access to a single garage with power and lighting.

The rear garden offers a patio area leading to a laid lawn and a raised decking area with double electric sockets—ideal for entertaining. There is also an outdoor tap, external lighting, a side access gate to the driveway, and a door providing access to the garage.

Additional features include a Spectrum alarm system for added security.

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

With Amtico flooring and an understairs storage cupboard.



CLOAKROOM

A pedestal wash basin and low level W.C. Amtico flooring and an extractor fan.



LOUNGE

A good sized lounge featuring a large bay window and French doors that open onto the rear garden.



KITCHEN/ DINER/ SNUG AREA

A spacious and stylish kitchen/diner fitted with a range of contemporary light grey high gloss wall and base units, complemented by worktops and tiled splashbacks. The kitchen is well equipped with an AEG double oven and grill, a five-ring gas hob with an extractor fan above, and an integrated Electrolux fridge, freezer and AEG dishwasher. With Amtico flooring and inset chrome spotlights., there is an additional recess area. The dining area flows into a snug/family space, featuring Velux windows and French doors that open out to the rear garden.

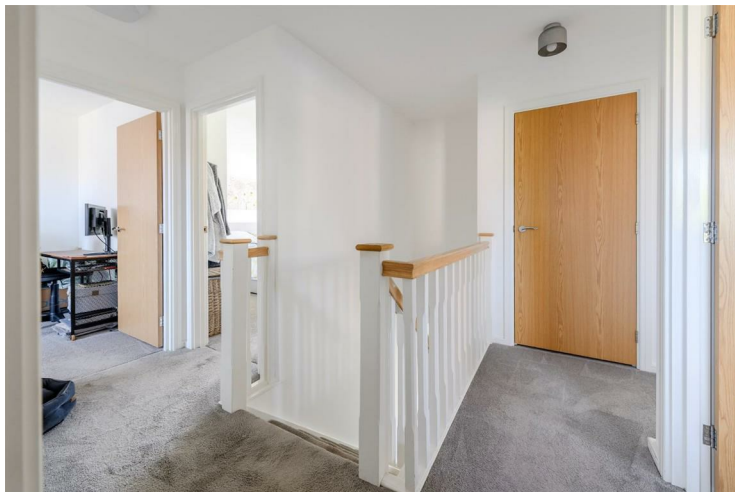


UTILITY

A range of light high gloss base units, a stainless steel sink with drainer and mixer tap, Amtico flooring, an extractor fan, and an external door leading to the rear garden.



FIRST FLOOR



MASTER BEDROOM

13'4" x 11'5" max (4.07 x 3.50 max)

A spacious master bedroom featuring double built in mirrored wardrobes and a bay window.



ENSUITE

7'10" x 4'6" (2.39 x 1.38)

A single shower enclosure with a shower to the mains, a pedestal wash basin, and a low level WC. Finished with a chrome heated towel rail and Amtico flooring.



BEDROOM TWO

10'5" x 8'6" (3.20 x 2.60)

A double bedroom overlooking the front of the property.



BEDROOM THREE

10'0" x 11'0" max (3.07 x 3.36 max)

A third double bedroom with built in mirrored wardrobes.



BEDROOM FOUR
 10'1" x 7'4" (3.08 x 2.25)
 Overlooking the rear garden.



FAMILY BATHROOM
 9'10" x 6'2" (3.00 x 1.88)
 A single shower enclosure with a mains fed shower, a panelled bath, and a vanity wash basin with a fitted wall mirror above. Includes a low-level WC, full tiling behind the shower, and partially tiled walls. Finished with inset chrome spotlights, Amtico flooring, and a chrome heated towel radiator.



REAR GARDEN
 A patio area opens onto a laid lawn, leading to a raised decking area featuring double electric sockets. There are outside lights an outdoor tap and further electric sockets . The garden is enhanced by stone planted borders and includes access to a single garage with power and lighting. A side entrance gate leads to the driveway with parking for up to three cars.



OUTSIDE
 The front of the property has shrubbery & planted borders to the front and the side of the house, steps lead to the front door.

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 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 1800mbps
 Mobile Signal/Coverage Indoors: EE Limited, 02 Variable, Three

Limited, Vodafone Good

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

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

Management Charges 2025/26 - £139.98 per annum.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

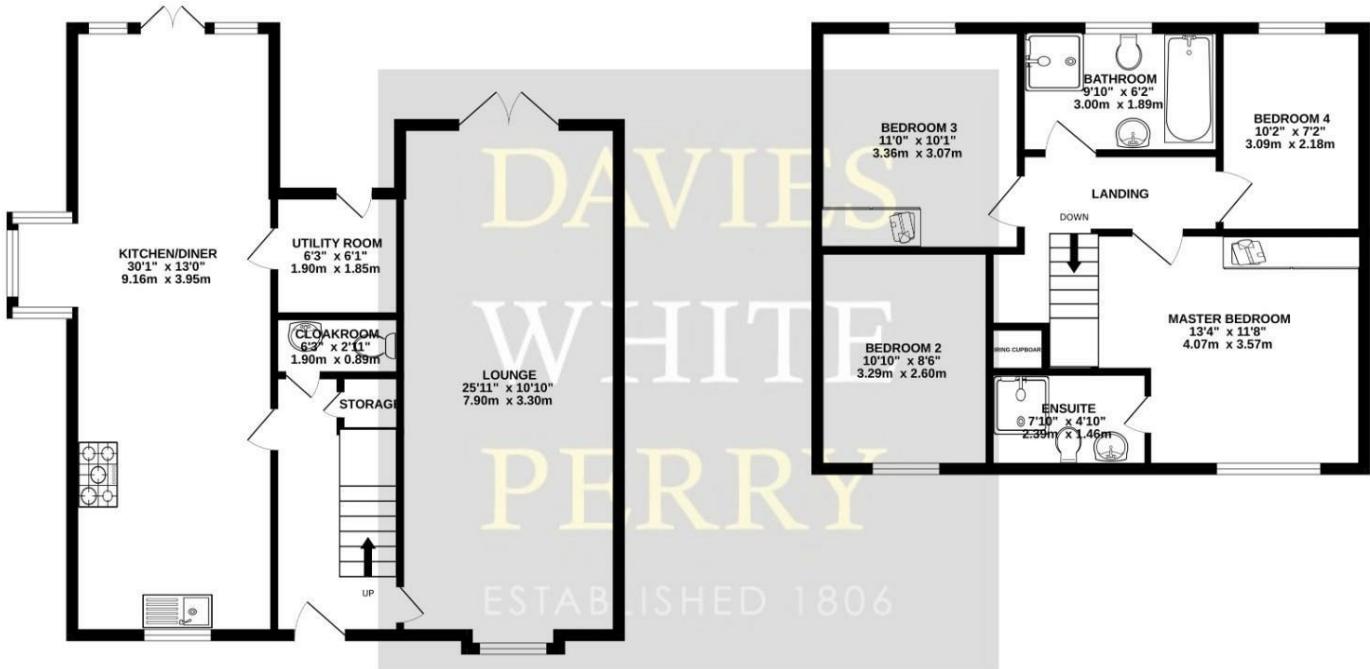
METHOD OF SALE: For Sale by Private Treaty.

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 head north on Market Place towards Aston Street, turn right onto Aston Street, At the round about continue straight onto Stanton Road. At the round about take the third exit onto Weaver Grove, turn right onto West Way, turn left to stay on West Way, turn right to stay on West Way the property is on the right and can be identified with a for sale board.

GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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		93
(81-91) B	84	
(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.