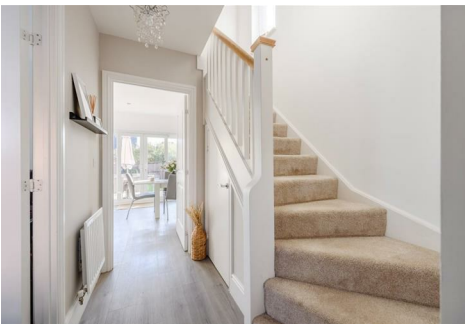




**28 Springhill,
Shifnal,
TF11 8FB**

OIRO £349,950

A beautifully presented three bedroom semi detached house, offering an inviting lounge and a modern, spacious kitchen/diner with integrated appliances. The property features three double bedrooms, including a master bedroom with built in wardrobes and an en-suite. Outside, there is a pleasant rear garden and driveway parking in a sought-after residential area of Shifnal.

The ground floor of the property features a welcoming entrance hallway and a convenient cloakroom. The lounge offers a pleasant view to the front of the property, while the spacious kitchen/diner has French doors that open into the rear garden.

On the first floor, the master bedroom has both a triple and double built in high gloss wardrobes and an en-suite with two further double bedrooms and a family bathroom.

With central heating that can be controlled separately on both the upstairs and downstairs levels.

Externally, the property offers driveway parking.

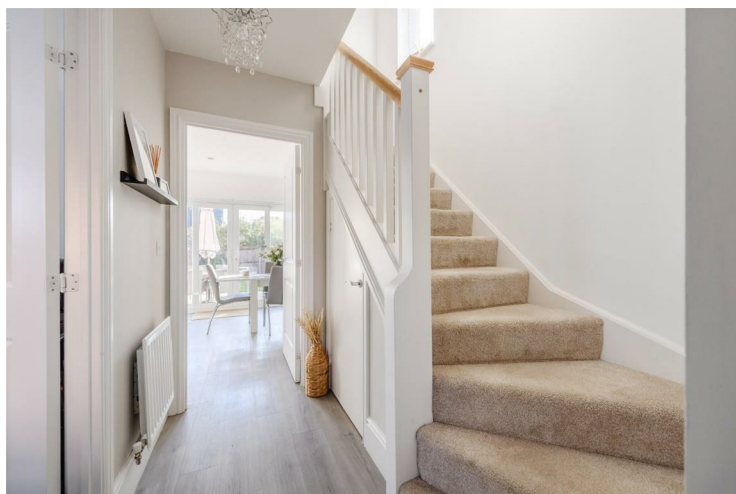
At the rear, the garden features a patio area leading to a lawn, with a shed. A side access gate allows easy entry to the front of the property, which is also equipped with an outdoor light, and water tap.

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

13'5" x 6'8" (4.11 x 2.04)

A composite front door leads to the entrance hallway with Amtico flooring and an understairs storage cupboard.



LOUNGE

15'10" x 10'8" (4.83 x 3.26)

A spacious lounge featuring Amtico flooring and a large window that fills the room with natural light.



CLOAKROOM

5'10" x 2'11" (1.79 x 0.90)

A corner free standing wash basin with splash back tiles over and a low level W.C. With Amtico flooring and an extractor fan.



KITCHEN DINER

17'8" x 11'3" max (5.39 x 3.43 max)

A stylish modern kitchen fitted with a range of contemporary base and wall units, complemented by worktops, splashbacks, and under-unit lighting. The kitchen includes an AEG integrated oven, grill, and microwave, along with an integrated fridge, freezer, and dishwasher. An AEG induction hob is fitted with a splashback and extractor fan above. Additional features include inset chrome spotlights, Amtico flooring, and an Amtrax radiator. There is also a useful storage cupboard with plumbing for a washing machine and an extractor fan. French doors open out onto the rear garden, creating a bright and inviting space.



FIRST FLOOR

With an airing cupboard and loft hatch.

a freestanding washbasin with a fitted wall mirror above, a low-level W.C., a chrome heated towel rail, inset spotlights, Amtico flooring, and an extractor fan.



MASTER BEDROOM

11'3" x 8'8.5" (3.44 x 2.70)

Featuring both triple and double built in wardrobes in a high-gloss fudge finish.

BEDROOM TWO

11'8" x 8'10" (3.56 x 2.70)

A double bedroom overlooking the rear garden.



ENSUITE

11'8" x 8'10" (3.56 x 2.70)

A double shower enclosure with chrome fittings and a glazed door, complemented by tiled walls. The bathroom also includes

BEDROOM THREE

8'6" x 8'3" (2.61 x 2.54)

A third double bedroom overlooking the rear garden.



BATHROOM

6'6" x 5'6" (1.99 x 1.69)

A panelled bath with an overhead shower featuring chrome fittings, a glazed shower screen, and tiled surrounds. The bathroom also includes a freestanding washbasin with a fitted mirror above, a low level W.C., Amtico flooring, and a chrome heated towel radiator, along with a wall-mounted shaver point and inset spotlights.



REAR GARDEN

Featuring a patio area leading to a laid lawn, with a shed, outside lighting, a water tap, and side gate access to the driveway.



OUTSIDE

With driveway parking for two cars and a shrubbery planted border.

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 C (currently £2,113.39 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: O2 Good, EE Variable, Three Limited, Vodafone Good

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

PARKING: Private driveway

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

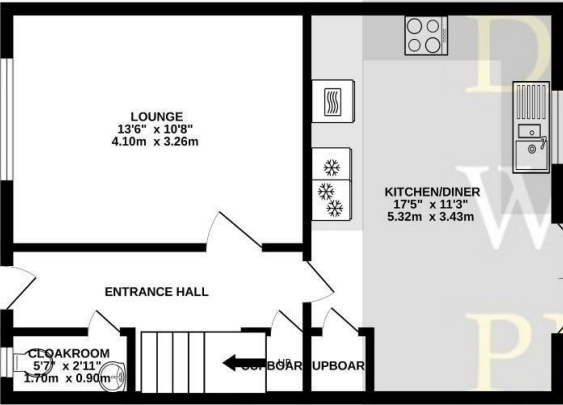
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

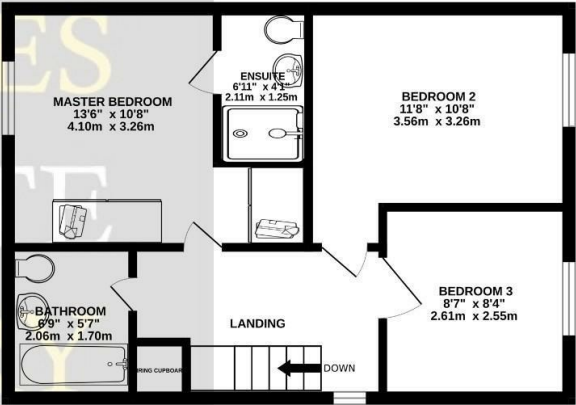
TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk

DIRECTIONS: From our offices head north on Market Place towards Aston Street, at the round about take the third exit onto Springhill, turn right and stay on Springhill, turn right to stay on Springhill, turn right and the property is on the right hand side, the property can be identified with a for sale board.

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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		94
(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.