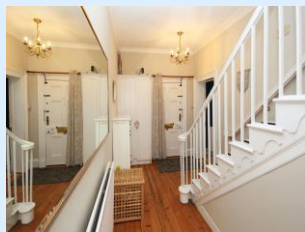


HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

7 Victoria Road, Shifnal, Shifnal, Shropshire, TF11 8AF



Offers in
Excess of
£450,000

Elegantly presented Five Bedroom Town House, beautifully modernised whilst maintaining a wealth of character and rich charm.

Providing approximately 249.0 sq metres (2680.4 sq feet) of excellently spacious living space.

Situated within the very heart of Shifnal Town with a wealth of shops, amenities and facilities all within a short walk, along with easy access to the railway station, local main road network and M54 link. The property is beautifully presented with high ceilings, sash windows and has maintained many features of the original character of the house whilst wonderfully modernised. Ground floor: Reception hall leading to expansive lounge with feature fireplace, modern integrated kitchen / breakfast room with centre island and dual French doors opening onto the rear patio area. Lower ground floor: Games room, store room, family room, wc, rear cellar, inner hall area with access to the rear garden area, strong room (previously part of the old bank vault) and additional cellar. The First floor: Primary bedroom with built in wardrobes, guest bedroom with laundry room and a third good sized bedroom. All having access to the main bathroom beautifully modernised with roll top bath and separate walk in shower. Second floor: Excellently spacious bedroom with storage, additional good sized fifth bedroom, both having access to second floor shower room. Outside area: Enclosed rear garden with patio areas, decorative shale, lawn and lower pathway leading to the house and side access gate. All with impressive views of the viaduct and distant church through the arches. There is no official parking however the vendors have a local arrangement for parking which may be available.

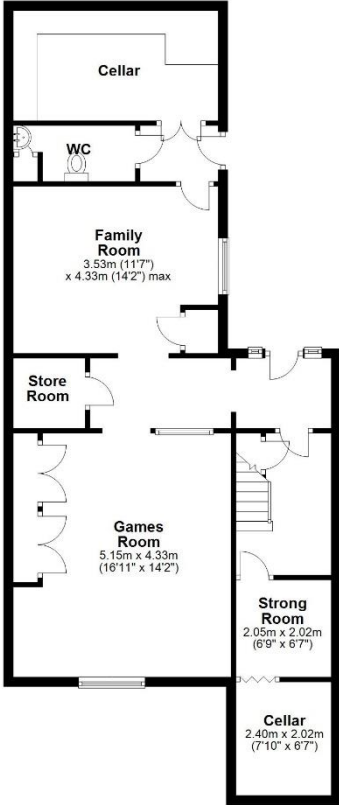
Sales
01952 641111

email: harwood@harwoodestates.com

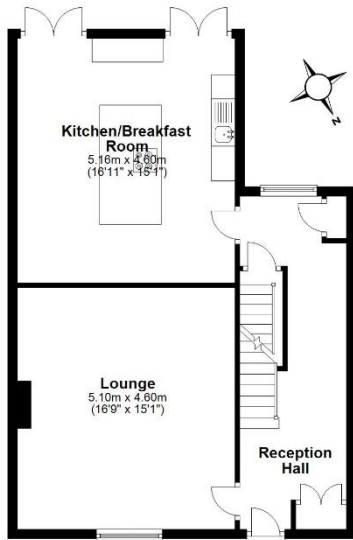
www.telfordstateagent.co.uk

Lettings
01952 505505

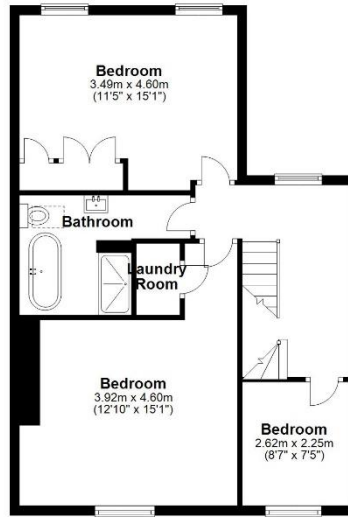
Lower Ground Floor
Approx. 80.6 sq. metres (867.8 sq. feet)



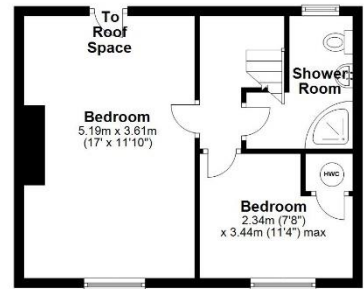
Ground Floor
Approx. 87.0 sq. metres (720.7 sq. feet)



First Floor
Approx. 64.1 sq. metres (689.8 sq. feet)



Second Floor
Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 249.0 sq. metres (2680.4 sq. feet)



Tenure We are advised by the vendor that the property is Freehold

Council Tax Band E

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.

Viewing Arrangements by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.