



22 Oakfield Road, Shifnal

THOMAS HARVEY
ESTATE AGENTS

*A Well Designed Four Bedroom Detached Family House In A Small Cul De Sac
Off Wheatfield Drive & Therefore Within Walking Distance Of The High Street!*

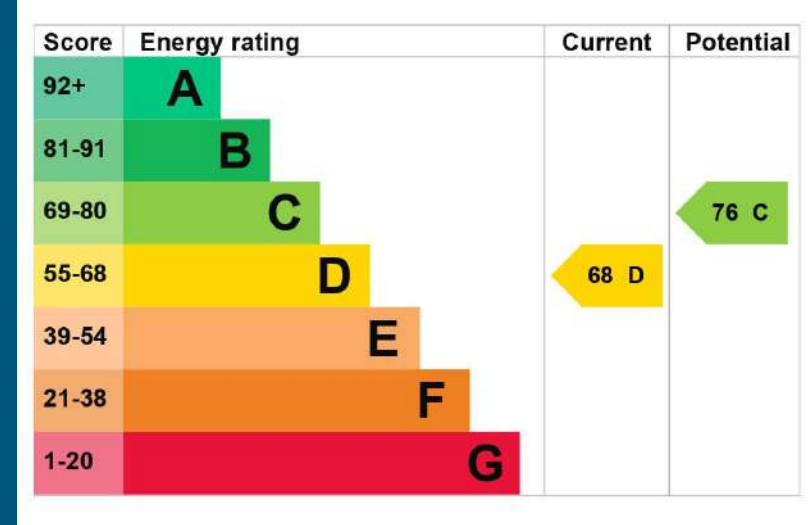
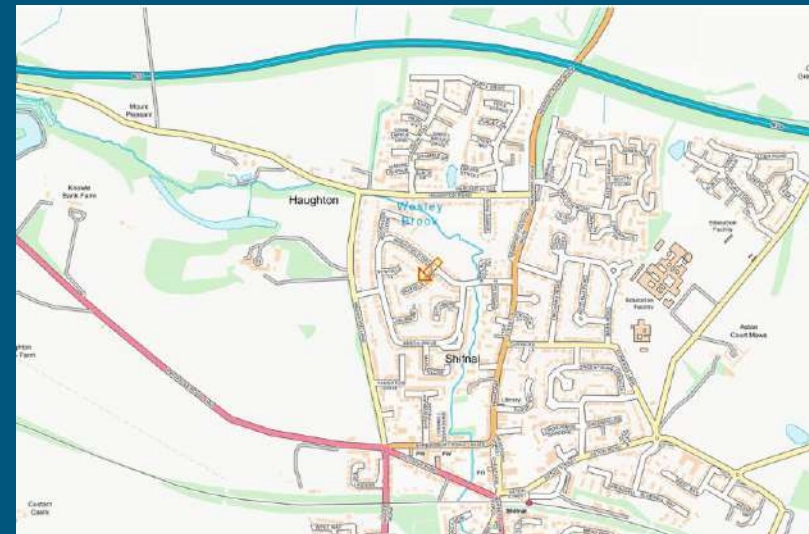
22 Oakfield Road, Shifnal, TF11 8HT
Asking Price: £359,000

Tenure: Freehold
Council Tax: Band D – Shropshire
EPC Rating: D (68) No: 0300-4456-0422-7501-3853
Total Floor Area: 1348.3sq feet (125.3sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows one of four main providers have variable coverage indoor and all four have good coverage outdoor.

Situated in a small select cul-de-sac off Wheatfield Drive in the heart of this former market town known as Shifnal and therefore convenient for the majority of amenities, this deceptive detached house has been designed to utilise the maximum space and very well maintained over the years to provide a most conformable interior.

An excellent example of a family home and with a generous floor area of approx. 1348sq feet, Oakfield Road offers an excellent opportunity for buyers requiring a property to reconfigure to their own requirements with huge scope for further extension on the ground floor (Subject to Planning Permission). The accommodation currently includes a reception hall, 15ft front living room, separate dining room, double glazed conservatory and breakfast kitchen. Tremendous potential exists to convert this rear space into a full width open plan dining kitchen (STPP). The ground floor also has the use of a side lobby with guest WC. From the living room, the staircase leads to the first floor landing with built in airing cupboard, four good bedrooms and the family bathroom is fitted with a smart white suite. At the front of the house is a driveway providing off road parking and leads to the integrated garage. The enclosed rear garden further compliments the house, being landscaped & fully stocked to provide a most pleasant & tranquil outlook.

Convenient for the majority of amenities that Shifnal has to offer including walking distance of Wheatfield Playground & Park, a number of shops & restaurants/ cafes, local schools including the favoured Idsall School & of course Shifnal Town Football Club. Shifnal’s communications are also extremely useful with Shifnal train station providing direct services to Shrewsbury, Telford, Birmingham and beyond, and with the M54 motorway within a few minutes’ drive, easing fast access to the entire motorway network. Ideal for purchasers requiring a comfortable family home, ready to just move into, the accommodation further comprises:



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Entrance Hall: Composite front door with double glazed opaque windows to side.

Living Room: 14'11" (4.54m) x 12'2" (3.71m)

Internal hardwood glazed door with opaque side window, marble style fireplace & hearth with decorative surround and gas coal fire, radiator, coved ceiling, double glazed bow window to front and enclosed staircase to first floor.

Dining Room: 11'1" (3.39m) x 9'1" (2.76m)

Marble style fireplace & hearth with decorative surround and gas coal fire, radiator, coved ceiling and internal double glazed patio door leads to:

Conservatory: 11'8" (3.55m) x 7'10" (2.39m)

Fitted blinds, wood effect tiled flooring and double doors to rear garden.

Breakfast Kitchen: 12'2" (3.71m) x 8'8" (2.65m)

Fitted with a traditional suite of wooden units comprising a range of base cupboards, drawers & suspended wall cupboards, stainless steel single drainer sink unit, matching worktops with breakfast bar, recess & gas point for cooker, radiator, built in pantry & additional storage cupboard, plumbing for washing machine, wood effect tiled flooring and double glazed window to rear.

Rear Lobby: Wood effect tiled flooring and UPVC double glazed opaque door to side. **Guest**

WC: Fitted with a white suite comprising recessed WC, sink unit, tiled walls, coved ceiling, wood effect tiled flooring and double glazed opaque window to side.

Garage: 16'8" (5.08m) x 8'10" (2.70m)

'Up & Over' garage door, power, lighting, utility area at rear and UPVC double glazed opaque door to side.

First Floor Landing: Radiator, loft hatch and large airing cupboard housing the wall mounted gas fired central heating boiler.

Bedroom One: 12'2" (3.71m) x 12'6" (3.81m)

Built in cupboard/ wardrobe, radiator and double glazed window to front.

Bedroom Two: 12'1" (3.69m) x 8'7" (2.62m)

Built in cupboard/ wardrobe, radiator and double glazed window to front.

Bedroom Three: 11'10" (3.60m) x 8'6" (2.60m)

Radiator and double glazed window to rear.

Bedroom Four: 9ft (2.75m) x 8'8" (2.63m)

Radiator and double glazed window to rear.

Bathroom: 8'7" (2.62m) x 6'4" (1.93m)

Fitted with a smart white suite comprising panelled bath & shower spray above, low level WC, vanity unit, radiator, wall mounted electric heater, tiled walls, laminate flooring and double glazed opaque window to side.

Rear Garden: Neatly landscaped to provide a most colourful & pleasant setting with large full width paved patio & gravelled squares, centre shaped lawn with flowering borders having a variety of shrubs & trees, rear corner gravelled rockery, exterior lighting & water supply, surrounding fencing and gated side entry.







IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







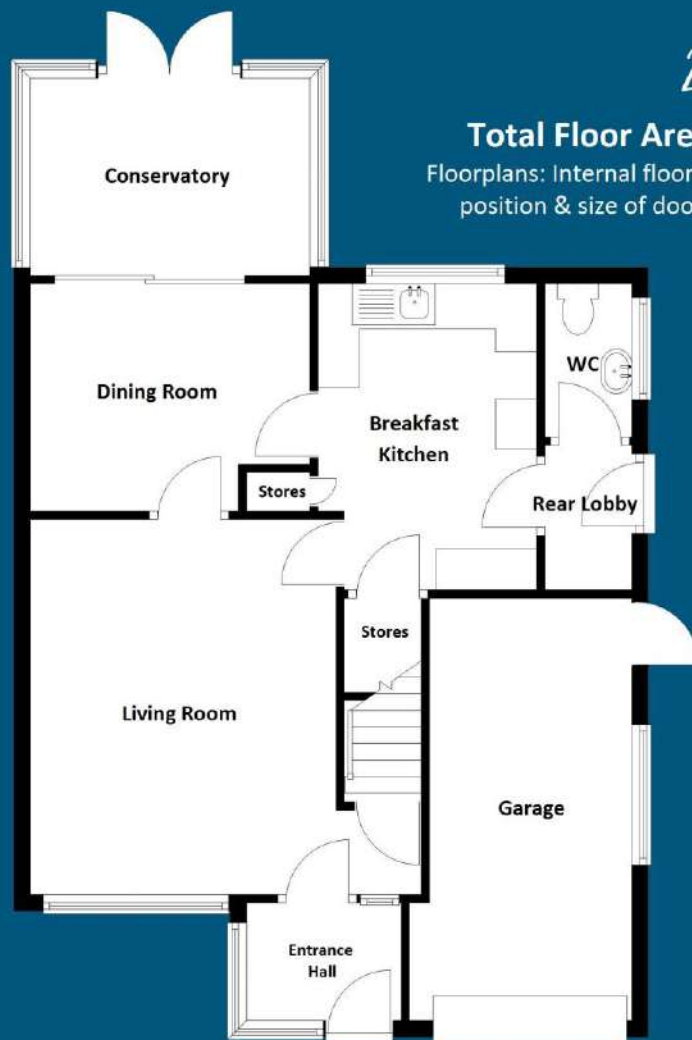




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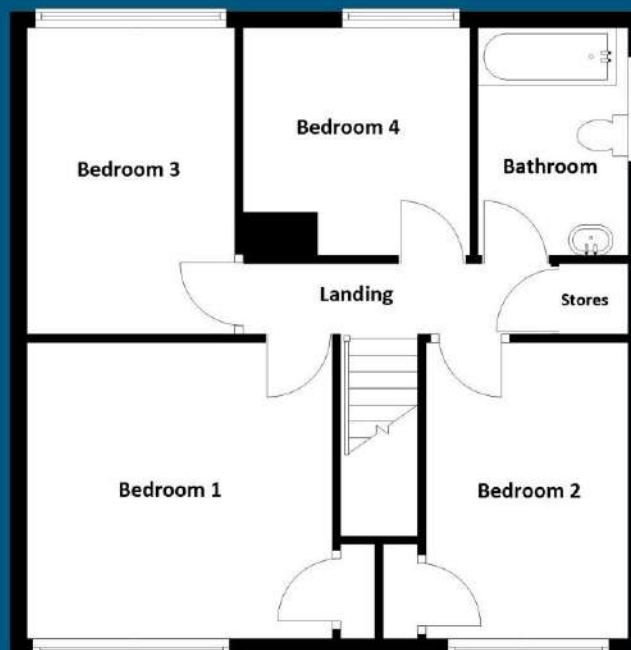
Total Floor Area: 1348.3sq feet (125.3sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale
position & size of doors, windows, appliances and other features are approximate



Ground Floor

Approx. 751.9sq feet (69.9sq metres)



First Floor

Approx.: 596.4sq feet (55.4sq metres)



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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