



WORTHINGTON ESTATES



7 Watts Drive Shifnal, TF11 8FQ

Offers over £399,995

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME

Built in 2017, this stunning property is situated on a generous corner plot on a development just off Haughton Road, within walking distance of the town centre and its array of shops, amenities and facilities.

This modern and spacious accommodation briefly comprises entrance hall, guest wc, study, lounge, kitchen/diner, four bedrooms, three of which are double with an en suite off the principal bedroom, family bathroom, driveway, detached garage and a generously sized rear garden.

Benefiting from double glazing throughout and a wireless alarm system, this is a property that is ready to move into without any work required.

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LOCATION

Shifnal is a small market town with a wealth of amenities including independent shops, pubs, restaurants, health centre, post office and train station and is well placed for access to Shrewsbury, Telford, Bridgnorth and Wolverhampton.

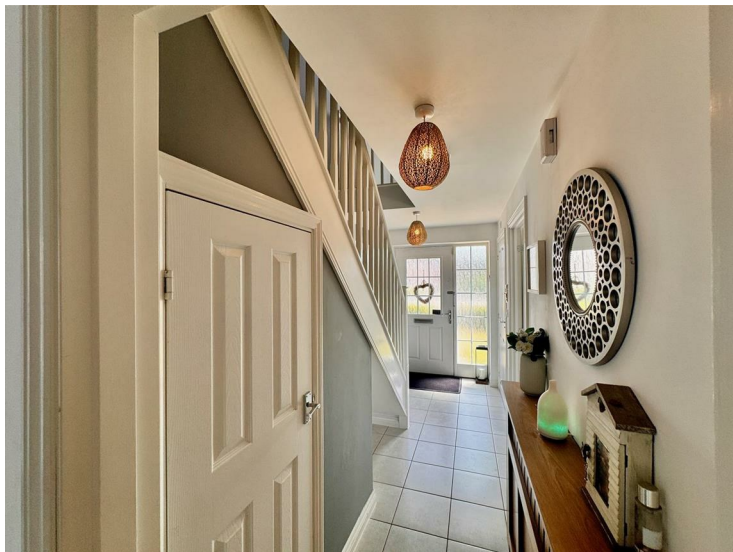
The property is conveniently located just off Houghton Road on a large corner plot on a desirable development, within walking distance of the town centre and also local schools including St Andrews C of E and Shifnal primary schools and Lamledge and Idsall secondary schools. It is also within walking distance of Shifnal train station.

FRONT



An attractive frontage having areas of lawn either side of the pathway which leads to the front door.

HALL



A welcoming and bright hallway having tile flooring, under stairs storage, radiator, obscure window to the front and doors to the guest wc, study, lounge and the kitchen/diner. With staircase to the first floor.

WC



Having tile flooring, radiator, pedestal hand washbasin, wc and obscure window to the front.

LOUNGE

14'0" x 14'1" (4.27 x 4.30)



Having carpeted flooring, radiator and windows to the front.

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units, breakfast bar and butchers block work surfaces. Benefitting from built in appliances including fridge, electric oven, gas hob with extractor over, freezer, dishwasher and washing machine. With patio doors opening onto the rear garden.



STUDY



Having carpeted flooring, radiator and windows to the side.

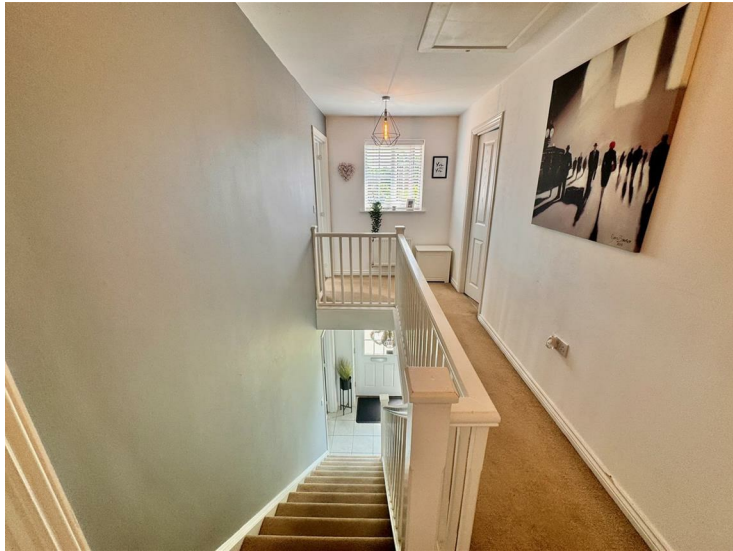


KITCHEN/DINER



Having tile flooring, two radiators, matching wall and base

LANDING



Having carpeted flooring, window to the front, airing cupboard and loft hatch providing access to the space above. With doors into the four bedrooms and family bathroom.

EN SUITE

BEDROOM ONE



Having Amtico flooring, radiator, pedestal hand washbasin, wc, wall to wall shower enclosure and obscure window to the side.

Having carpeted flooring, radiator, windows to the front and door into the en suite.

BEDROOM TWO



A double bedroom having carpeted flooring, radiator, and windows to the side.

BEDROOM THREE



A third double bedroom having carpeted flooring, radiator and windows to the rear.



BEDROOM FOUR



Having carpeted flooring, radiator, built in storage cupboard and windows to the side.

FAMILY BATHROOM



Having Amtico flooring, radiator, obscure windows to the rear, wc, pedestal hand washbasin and panel bath with shower over.

REAR



A spacious and well maintained enclosed rear garden, laid to lawn, having patio area, water tap, double electric socket and lighting.

DRIVE AND GARAGE



Located to the rear of the property, the shared driveway affords off road parking for two vehicles and leads to the garage which has power and an up and over door. With gated access from the driveway into the rear garden.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.



COUNCIL TAX BAND - E

Shropshire CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

POSSESSION

Vacant possession will be given on completion.

SERVICES

We are informed by the vendor that all mains services are connected.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

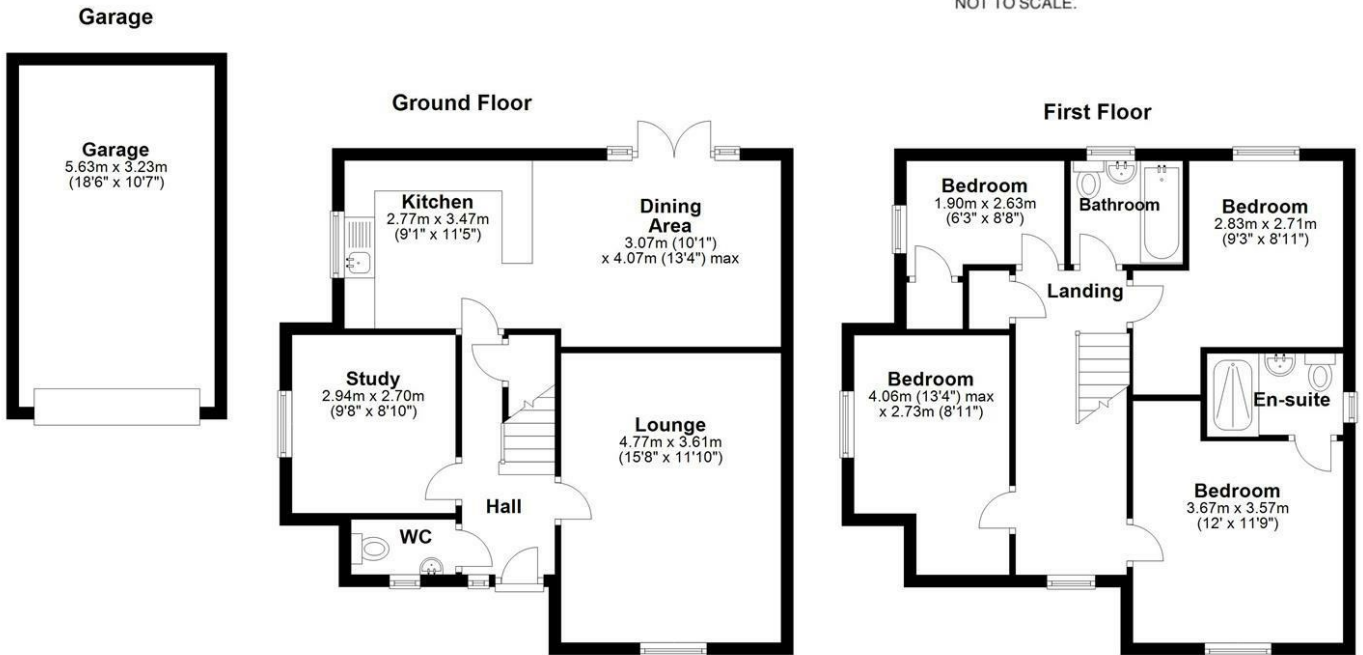
VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

7 Watts Drive

Shifnal

MEASUREMENTS ARE APPROXIMATE.
NOT TO SCALE.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	