



**7 Broadway Close,
Shifnal,
TF11 8DH**

OIRO £199,950

A well presented three bedroom end terraced house featuring a spacious lounge and a kitchen/diner equipped with a newly installed electric oven, integrated fridge and freezer, and a Hotpoint dishwasher. The property offers two generous double bedrooms, including a master bedroom with built in mirrored wardrobes and a family bathroom. Outside, the rear garden boasts an attractive composite decking area and two sheds. Further benefits include two permit parking spaces, offered with no upward chain.

The ground floor has an entrance hallway. with a downstairs cloakroom. The lounge overlooks the rear garden, while the spacious kitchen/diner features an integrated fridge freezer, electric oven and gas hob. Offering understairs storages and a storage cupboard.

On the first floor, the master bedroom features built in double mirrored wardrobes. There is a second double bedroom and an additional third bedroom, complemented by a stylish, well appointed family bathroom with a P-shaped bath and shower over.

At the rear, there is a low maintenance large composite decking area which has a brick built shed and a second wooden shed with steps that lead down to a rear gate.

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

16'8" x 5'9" (5.09 x 1.77)

A UPVC glazed door opens into the entrance hallway, featuring LVT flooring, a recessed storage area beneath the stairs, and an additional full length storage cupboard housing the boiler.

DOWNSTAIRS CLOAK

5'8" x 2'8" (1.73 x 0.82)

A vanity wash basin with storage cupboards beneath, a low-level WC, and LVT flooring.



LOUNGE



KITCHEN

14'4" x 9'4" (4.37 x 2.86)

A selection of shaker-style base and wall units with worktops over and tiled splashbacks. Newly installed electric oven with a gas hob and extractor fan above. Integrated fridge and freezer, a Hotpoint dishwasher, and a recessed space for a washing machine.



FIRST FLOOR

Stairs to the first floor, the landing area has a storage cupboard and a loft hatch.



MASTER BEDROOM

12'11" x 9'6" (3.96 x 2.91)

With double mirrored wardrobes.



BATHROOM

9'8" x 5'10" (2.95 x 1.78)

A P shaped bath with a Triton shower over and chrome fittings. Pedestal wash basin and low-level WC. Fully tiled with chrome inset spotlights and a chrome towel radiator. Also includes an airing cupboard providing additional storage.



BEDROOM TWO

14'9" x 8'6" (4.50 x 2.61)

A double bedroom.



REAR GARDEN

A spacious and attractive composite decking area, complemented by a brick built shed and an additional wooden shed, with steps leading down to the garden gate.



BEDROOM THREE

9'4" x 6'9" (2.85 x 2.07)

A third bedroom.



OUTSIDE

The front garden features a lawned area with gravelled borders planted with shrubs, a garden path, and a fenced boundary. A side gate provides access to the rear garden. There is also a brick-built storage cupboard by the front door housing the meters, with two allocated permit parking spaces.



FLOOD RISK: Rivers & Seas – No risk

COSTAL 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 in Market Place head south west on Church Street towards John's Street at the round about take the third exit onto Innage Road, at the round about take the third exit onto Shrewsbury Road turn left onto Broadway Close, the property is on the right hand side and can be identified with a For Sale board.

AGENTS' NOTES:

EPC RATING: D 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 D (currently £2,581.27 for the year 2026/2027).

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 1000mbps

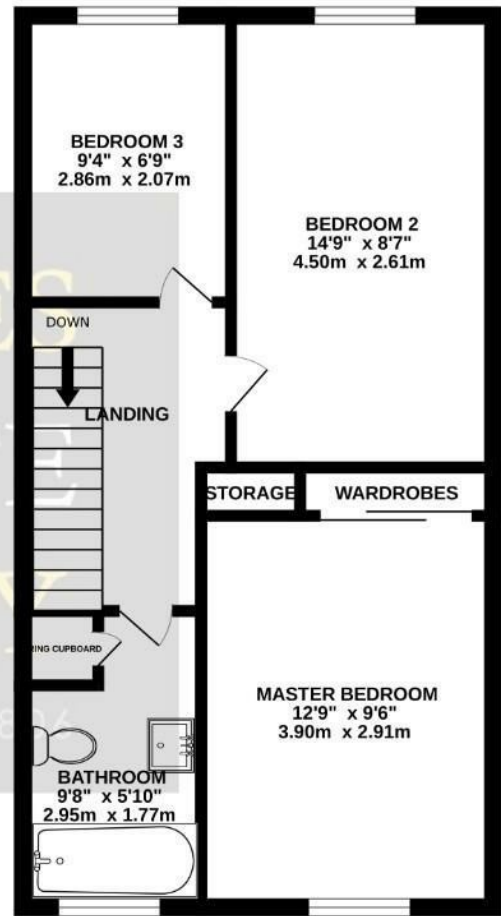
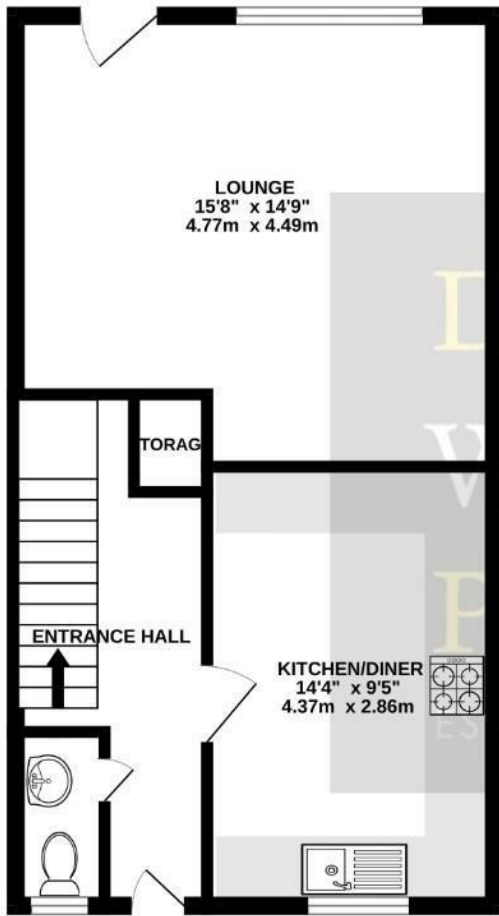
Mobile Signal/Coverage Indoors: EE Limited, O2 Good, Three Limited, Vodafone Limited

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

PARKING: two permit parking spaces

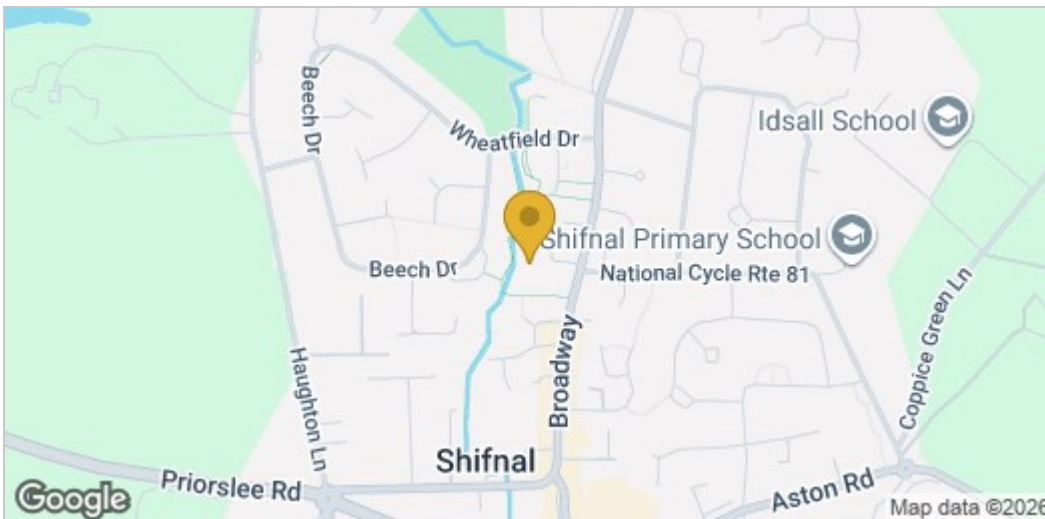
GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.