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ESTABLISHED 1806

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27 Silvermere Park,
Shifnal,
TF11 9BN

OIRO £350,000

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A well-presented two-bedroom detached bungalow offering spacious and versatile accommodation throughout. The property comprises an entrance porch, welcoming hallway, spacious lounge/diner, fitted kitchen and a large conservatory overlooking the rear garden. There are two well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes and a dressing table, while bedroom two is a good-sized double. The accommodation is further complemented by a bathroom fitted with a double shower cubicle and a separate cloakroom. Externally, the property enjoys a private, low-maintenance rear garden, driveway providing off-road parking and a single garage.

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.

PORCHWAY
With a tiled floor and patio doors leading into the hallway.



ENTRANCE HALL
A spacious hallway.



LOUNGE DINER
35'2" x 21'3" (10.74 x 6.48)
The spacious lounge benefits from a large window, allowing plenty of natural light. It features an electric fire set within a marble hearth and surround. The lounge flows through to the dining area.





KITCHEN
10'2" x 9'0" (3.12 x 2.76)
The kitchen is fitted with a range of wooden base and wall units, complemented by worktops and tiled splashbacks. There is an integrated fridge and dishwasher, along with a recess for an oven and a useful storage cupboard. The boiler is also located within the kitchen. With wood-effect flooring and a rear door providing access to the garden.



SHOWER ROOM
The bathroom comprises of a double shower enclosure fitted with a Triton electric shower and sliding doors, along with a pedestal wash basin. The room is finished with tiled walls and flooring, with a wall-mounted mirror above the wash basin.



MASTER BEDROOM
11'10" x 11'7" (3.63 x 3.55)
A spacious double bedroom featuring built-in wardrobes with overhead storage cupboards, along with a built-in dressing table with wood-effect laminate flooring and patio doors that open onto the conservatory.



BEDROOM TWO
11'10" x 9'11" (3.63 x 3.03)
A large double bedroom with laminate flooring.



CONSERVATORY
19'7" x 9'6" (5.99 x 2.92)
A spacious conservatory featuring UPVC windows and patio doors opening out onto the rear garden. The room benefits from a radiator, providing additional warmth, and is finished with laminate flooring.



CLOAKROOM
An inner hallway with useful storage space provides access to the cloakroom, which is fitted with a vanity wash basin incorporating storage and a built-in W.C. Further benefits include a chrome heated towel rail and laminate flooring.



GARAGE
18'9" x 9'8" (5.74 x 2.96)
An integral door from the hallway provides direct access to the garage, which also benefits from a rear doorway leading out to the garden.



REAR GARDEN

A private and low-maintenance rear garden featuring a spacious patio area, raised planters and gravelled sections. The garden also benefits from attractive stone walling, a rockery pond and an additional seating area. A brick-built boundary wall encloses the garden, with two side passages, each having a gate providing access to the front garden and driveway.



OUTSIDE

The property benefits from a block-paved driveway providing off road parking, along with a single garage. The front garden is landscaped with a variety of mature plants and shrubs, enclosed by a brick wall and iron railings. Side gates on both sides of the property provide convenient access to the rear garden.

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 £2,528.18 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 Good, O2 Good, Three Good, Vodafone Good

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

PARKING: Private driveway and garage

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.

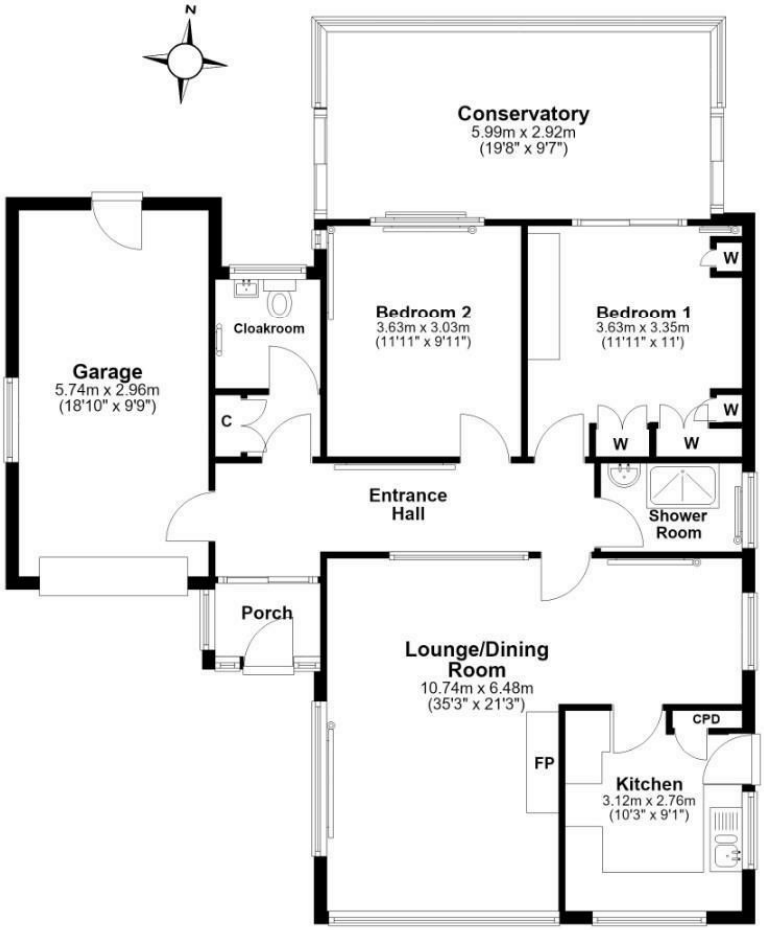
METHOD OF SALE: For Sale by Private Treaty.

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 in Market Place head towards Johns Street, turn left onto Silvermere Park, turn right and stay on Silvermere Park, the bungalow is on the left hand side.

Ground Floor

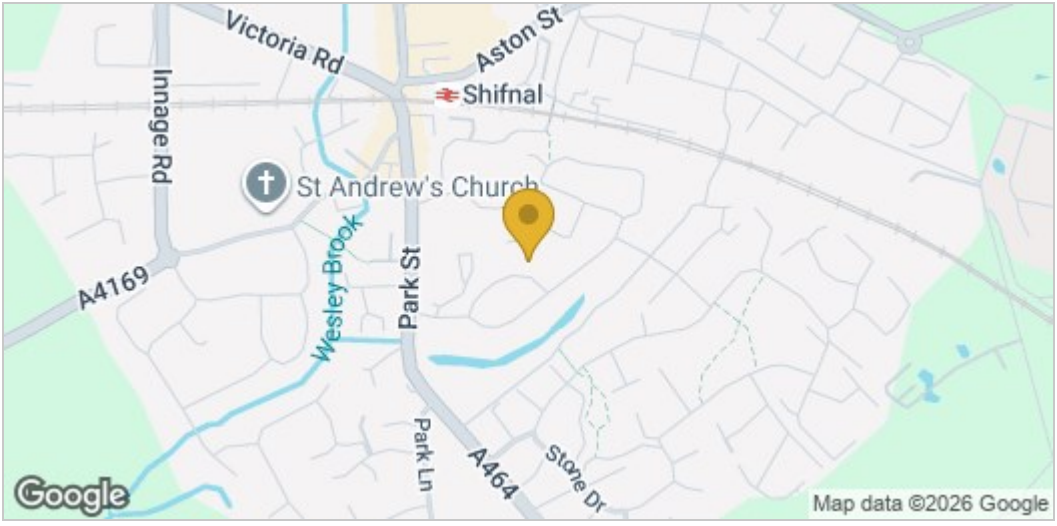
Approx. 115.2 sq. metres (1239.7 sq. feet)

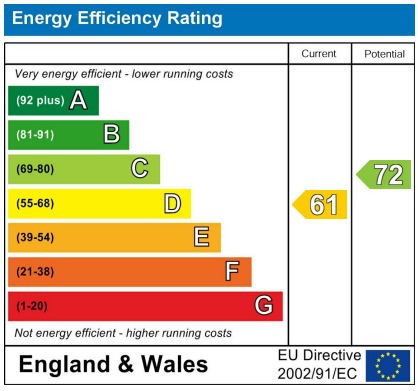


Total area: approx. 115.2 sq. metres (1239.7 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions, positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.
Plan produced using PlanUp.

27 Silvermere Park, Shifnal





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