DAVIES
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PERRY
ESTABLISHED 1806

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6 Brass Street,
Shifnal,
TF11 8FW

OIRO £485,000

5 3 2 B

A very well presented five bedroom detached family home, complete with a double garage and driveway parking.

This impressive property boasts a welcoming, spacious entrance hallway and a comfortable lounge featuring a media wall and a wall-mounted electric fire with decorative wood logs. It also includes a separate dining room and a beautifully designed, generously sized kitchen/diner, complemented by a utility room and cloakroom

Upstairs, there are five well proportioned double bedrooms. The master bedroom and bedroom two both benefit from en-suite bathrooms, in addition to a modern family bathroom.

Externally, the home boasts a charming rear garden, a double garage, and a driveway with parking, including an EV charging point.

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.

HALLWAY

A spacious hallway with Karndean flooring.

DINING ROOM

10'5" x 10'1" (3.19 x 3.09)

Double wooden glazed doors lead into the dining room, with Karndean flooring overlooking the front of the property.

LOUNGE

17'2" x 12'7" (5.24 x 3.85)

French doors open onto the rear garden, complemented by Karndean flooring, inset chrome spotlights, and an Amstral radiator. The room also features a media wall with a wall-mounted electric log-effect fire beneath.

KITCHEN DINER

18'6" x 12'7" (5.65 x 3.85)

A stylish, modern fitted kitchen featuring a range of base and wall units with quartz worktops and splashback tiling above. A composite sink and drainer, complemented by a mixer tap with an integrated hot water function. an integrated Bosch dishwasher, and a Bosch double oven with grill. A Bosch induction hob sits beneath a double extractor fan, and there is a recess for a fridge freezer.

The space is further enhanced by a wall mounted Amstral radiator, Karndean flooring, inset chrome spotlights, a useful storage cupboard, and French doors opening onto the rear garden.

UTILTY

6'0" x 5'4" (1.83 x 1.64)

Wall cupboards matching the kitchen, with a recess and plumbing for a washing machine and space for a tumble dryer. The room also features a composite sink with drainer and mixer tap, Karndean flooring, inset chrome spotlights, and an exterior door leading to the garden

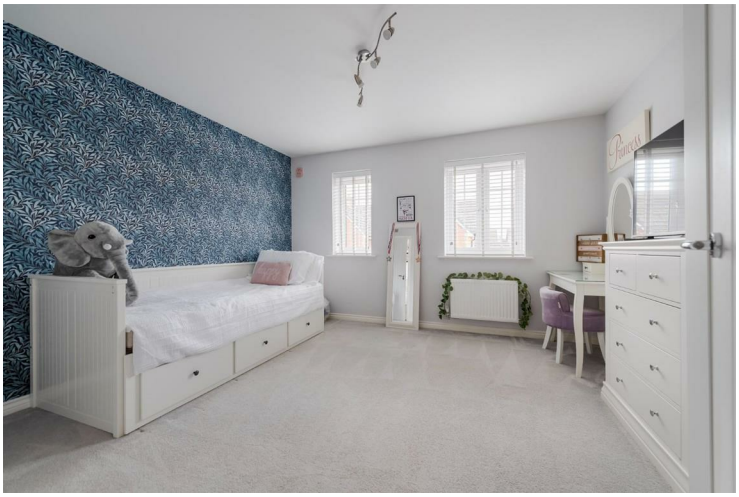
CLOAKROOM
A pedestal wash basin and low-level W.C. are complemented by partially tiled walls, Karndean flooring, inset chrome spotlights, and an extractor fan.

FIRST FLOOR
Stairs lead to the first floor.

MASTER BEDROOM
14'0" x 12'9" (4.27 x 3.90)
A spacious master bedroom featuring double built in wardrobes and dual-aspect windows.

ENSUITE
7'7" x 6'10" (2.32 x 2.09)
A double shower enclosure with a pedestal wash basin and low-level W.C. The room has a partially tiled floor, a landscape mirror fitted above the wash basin, inset chrome spotlights, and an extractor fan.

BEDROOM TWO
12'5" x 9'8" (3.80 x 2.96)
A large double bedroom, overlooking the front of the property.



ENSUITE
6'8" x 6'7" (2.04 x 2.01)
A single shower enclosure, pedestal wash basin, and low-level W.C. With a tiled floor and partially tiled walls. The room is finished with inset chrome spotlights and an extractor fan.

BEDROOM THREE
10'9" x 8'10" (3.30 x 2.70)
A double bedroom overlooking the rear garden.

BEDROOM FOUR
12'2" x 6'11" (3.71 x 2.11)
A fourth double bedroom.

BEDROOM FIVE
11'5" x 9'2" (3.49m x 2.81)
A fifth double bedroom.

BATHROOM
9'4" x 6'3" (2.87 x 1.91)
A panelled bath, a pedestal wash basin and low level W.C. With a tiled floor and partially tiled walls, inset chrome spotlights and an extractor fan.

REAR GARDEN
A pergola-covered patio opens onto a neatly laid lawn, complemented by an additional raised patio area. The garden features planted shrub borders, along with an outdoor tap and lighting, and benefits from side gate access to the driveway.

DOUBLE GARAGE
A double garage with electricity and lighting.

FRONT GARDEN
The property offers driveway parking with an EV charging point, along with a laid lawn, a hedged boundary, and a pathway leading to the front door.

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 F (currently £3,434.26 for the year 2025/2026).

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 10,000mbps

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

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

PARKING: Private driveway and double 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.

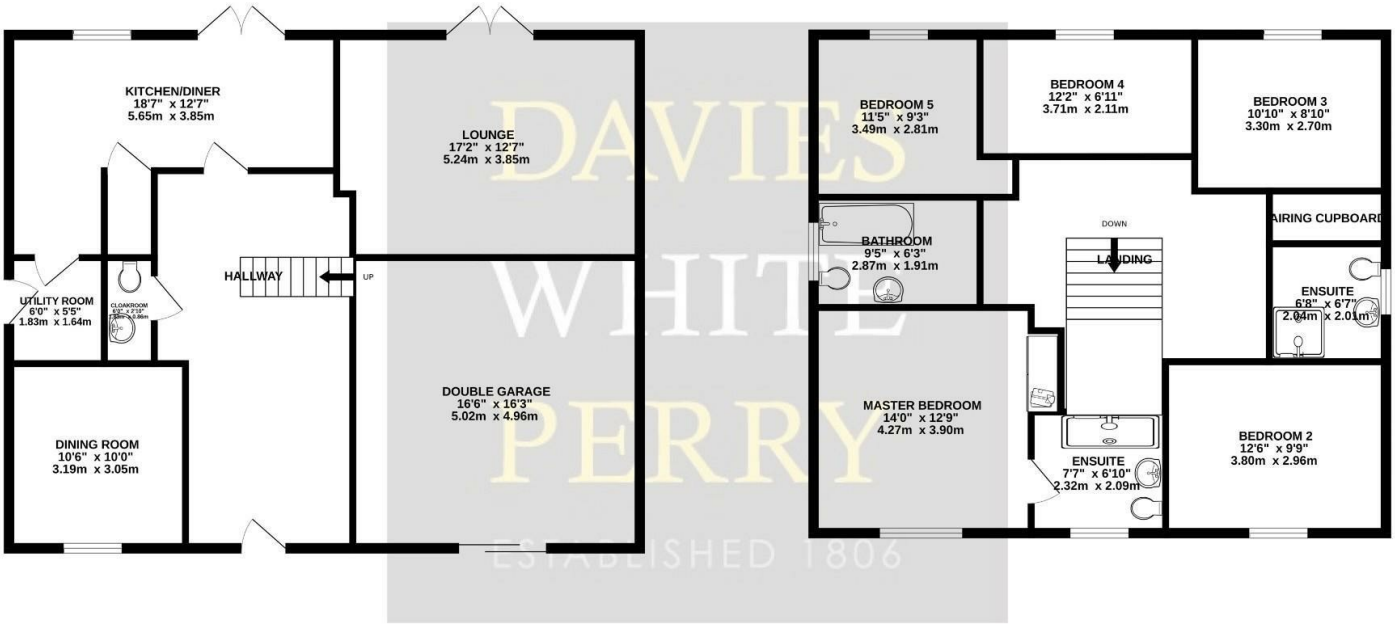
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in Shifnal head north on Market Place towards Aston Street, turn right onto Aston Street, continue straight onto Bradford Street, turn right onto Broadway. Turn left onto Haughton Road, turn right onto Watts Drive and left on Brass Street.

GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.

1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 1955 sq.ft. (181.6 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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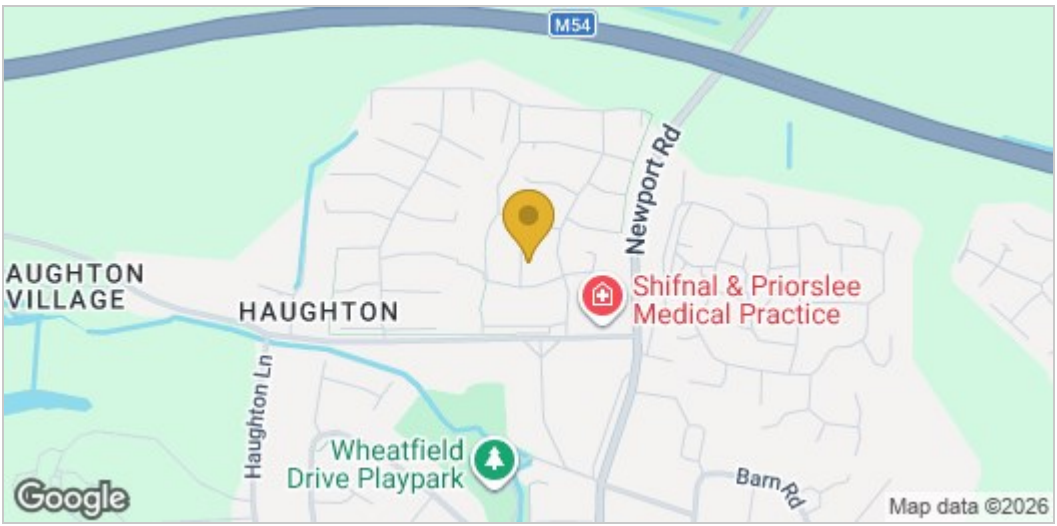

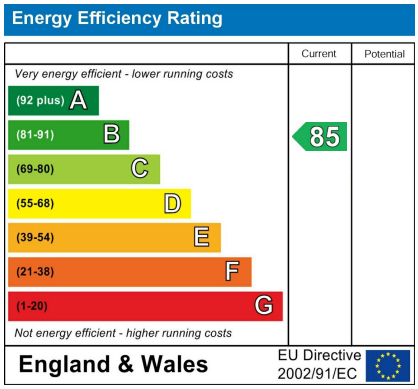

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.