



Plot 4, Shenstone House Haughton Road, Shifnal, Shropshire, TF11 8DG

**BERRIMAN**  
**EATON**

# Plot 4, Shenstone House Houghton Road, Shifnal, Shropshire, TF11 8DG

STAMP DUTY PAID FOR PROCEEDABLE BUYERS!

Within walking distance of the vibrant High Street in the bustling market town of Shifnal, this is one of just four exclusive, high-end homes set within a quiet and private development. This impressive three-bedroom detached dormer bungalow has been thoughtfully designed for modern living, featuring a spacious open-plan kitchen, dining and family area, together with a separate sitting room. All three double bedrooms benefit from their own en-suite facilities, offering both comfort and privacy. Anticipated completion is Summer 2026, and the property will be covered by a 10-year warranty

## LOCATION

Situated in the charming market town of Shifnal, the property benefits from an excellent range of amenities including independent shops, cafés, traditional pubs, and well-regarded restaurants.

A selection of highly regarded schools, both state and independent, are also within easy reach.

The town is ideally positioned for commuters, with its own railway station providing direct links to Telford, Wolverhampton, and Birmingham. The nearby M54 (Junction 4) offers convenient road access across the West Midlands.

Albrighton - 5 miles, Telford - 6 miles - Much Wenlock - 13 miles, Shrewsbury - 19 miles, Bridgnorth - 12 miles, Wolverhampton - 12 miles, Kidderminster - 23 miles. (All distances are approximate).

## ACCOMMODATION

ENTRANCE HALL A welcoming entrance hall having a useful understairs storage cupboard.

DOWNSTAIRS W.C. Beautifully presented with stylish tiling, comprising wash hand basin with mixer tap and vanity unit, together with a concealed flush W.C. LED mirror fronted wall mounted cabinet with shaver socket.

DINING KITCHEN / FAMILY ROOM A stunning bespoke living space fitted with a range of contemporary cabinetry incorporating under-cupboard lighting and soft-close drawers. A substantial central island with induction hob with integrated extraction creating an impressive focal point, all complemented by quartz work surfaces. Integrated appliances include a fridge, freezer, oven with grill, warming drawer, microwave, dishwasher, drinks fridge, waste bin storage, one-and-a-half bowl composite sink, boiling water tap, washing machine and tumble dryer. Luxury porcelain flooring flows throughout, while two roof lanterns, bi-fold doors and French doors opening onto the rear garden flood the space with natural light. A combination of downlighting and pendant lighting creates a warm and inviting atmosphere, ideal for entertaining and family living.

LOUNGE A front-facing reception room

BEDROOM ONE A spacious ground floor double bedroom.

EN SUITE SHOWER ROOM Elegantly finished with fully tiled walls and porcelain tiled flooring, featuring a shower enclosure with fixed rainfall shower and handheld attachment, vanity unit with wash hand basin and mixer tap, plus a concealed flush W.C. LED mirror fronted cabinet with shaver point, heated towel rail.

FIRST FLOOR LANDING Useful storage cupboard housing the Vaillant hot water cylinder.

BEDROOM TWO A front-facing bedroom featuring, loft access with pull-down ladder, and a built-in Hammonds wardrobe with touch-control doors.

EN SUITE SHOWER ROOM Stylishly appointed with porcelain tiled flooring and attractive wall tiling, enhanced by downlighting, and ladder-style towel rail. The suite comprises a shower enclosure with fixed rainfall shower and handheld attachment, wash hand basin with mixer tap vanity unit concealed flush W.C., LED mirror with anti-fog.

BEDROOM THREE Another front-facing bedroom

EN SUITE SHOWER ROOM Finished with porcelain tiled flooring and contemporary wall tiling, together with downlighting, and heated ladder-style towel rail. The suite includes a shower enclosure with fixed rainfall shower and handheld attachment, vanity unit with wash hand basin mixer tap and concealed flush W.C. LED vanity mirror with anti-fog.

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## OUTSIDE

Gravel parking to the front of the property, EV charging point, with gated access to the rear garden, To the rear the gardens have been mainly laid to lawn with an impressive large ceramic tiled patio.

## FIXTURES AND FITTINGS

Sold as seen on completion

## SERVICES

Mains Electricity, water and drainage are connected. Verification should be obtained from your surveyor

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your solicitor

## COUNCIL TAX

TBA

## VIEWING

Strictly by appointment only through the Bridgnorth Office

## DIRECTIONS

what3words:///treat.jazzy.flotation

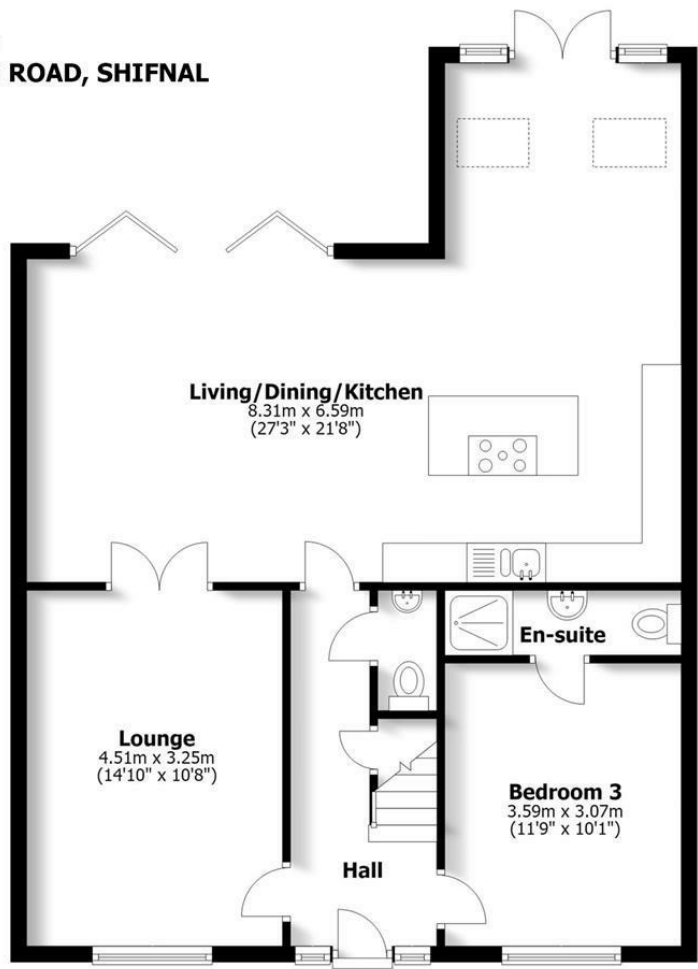
Offers Around  
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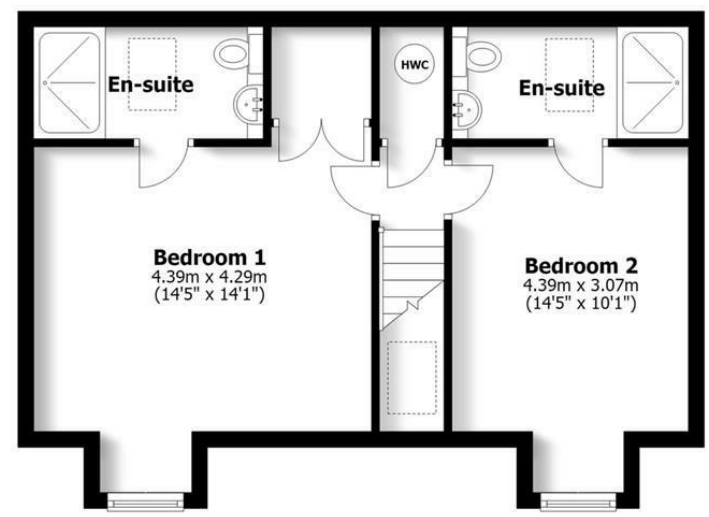
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**PLOT 4**  
**HAUGHTON ROAD, SHIFNAL**



**Ground Floor**



**First Floor**

**TOTAL: 124.9sq.m. 1345sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

