



**20 Dunstanville Court,
Shifnal,
TF11 8SR**

OIRO £225,000

A well presented two bedroom mid terraced house, situated within a private gated development. The property boasts a modern, spacious kitchen complete with integrated appliances and is finished with stylish chrome switches and sockets throughout. Viewing is recommended.

The ground floor features a spacious kitchen with a light grey modern fitted kitchen, a cloakroom and storage cupboard. The lounge has French doors that open onto the rear garden and has a further storage cupboard. Stairs lead to the first floor the master bedroom is a large double bedroom, bedroom two is a second double overlooking the rear garden. A fitted bathroom suite with a bath and shower, including a vanity unit and fitted mirror.

Outside, the rear garden has a patio area which leads to a laid lawn. The front has parking outside of the house.

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.

KITCHEN

12'8" x 9'10" (3.88 x 3.00)

A spacious, modern kitchen featuring a range of sleek grey high gloss base and wall units, complemented by dark grey worktops and matching splashback tiling. With under cabinet lighting. including a composite sink with drainer and a chrome mixer tap. Appliances include an induction hob with an extractor fan above, along with a built in Neff self cleaning oven, grill, and Zanussi microwave. The kitchen also benefits from integrated fridge, freezer, and washing machine. Finished with stylish Amtico wood effect flooring and inset spotlights.



CLOAKROOM

6'2" x 2'10" (1.88 x 0.87)

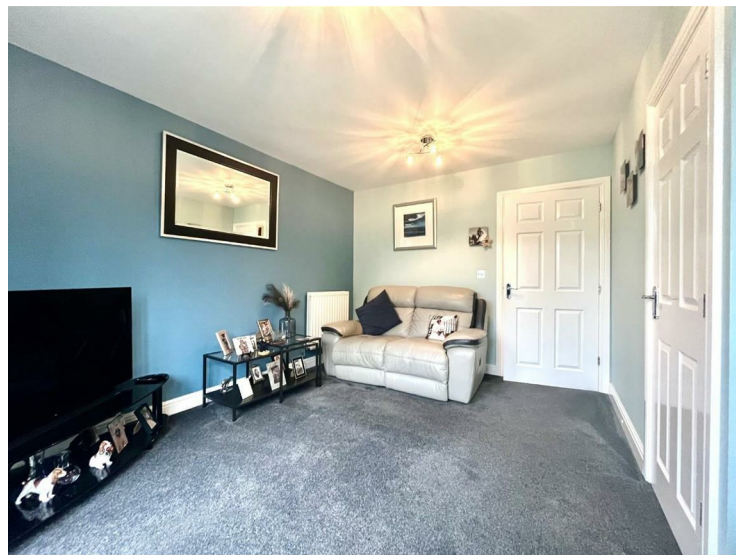
A pedestal wash basin and low level W.C. With a tiled floor and partially tiled walls. A chrome heated towel rail, inset chrome spotlights and an extractor fan.

STORAGE CUPBOARD

LOUNGE

12'9" x 9'10" max (3.90 x 3.00 max)

A good sized lounge with French doors that open to the rear garden, with a further storage cupboard.



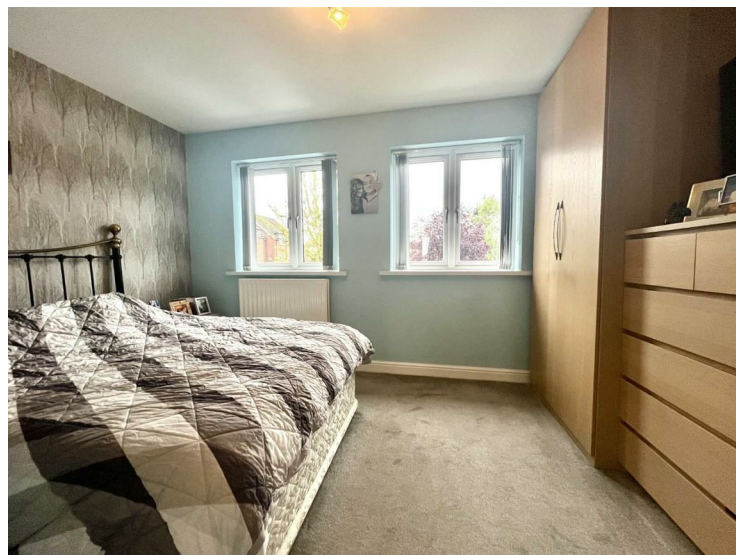
FIRST FLOOR

With a loft hatch on the landing.

MASTER BEDROOM

13'1" x 11'2" (4.01 x 3.42)

With dual aspect windows, overlooking the front of the property.



BEDROOM TWO

13'1" x 8'8" max (3.99 x 2.66 max)

A second double bedroom at the rear of the property.



BATHROOM

6'5" x 6'4" (1.98 x 1.95)

A stylish and well appointed bathroom featuring a P shaped bath with a dark wood effect panelled surround, complete with a mains fed shower and modern chrome fittings. Includes a vanity wash basin and a built in low level WC, complemented by matching vanity cupboards and a fitted wall mounted landscape mirror. The walls are partially tiled, with a fully tiled floor, chrome heated towel rail, inset chrome spotlights, and an extractor fan.



REAR GARDEN

A patio area leads to a laid lawn.



OUTSIDE

A private gated entrance leads into the development, offering convenient parking directly outside the property, along with an exterior light and water tap.

AGENTS' NOTES:

EPC RATING: C - 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 B (currently £1,923.73 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 80mbps

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

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

PARKING: Allocated parking space outside of property.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

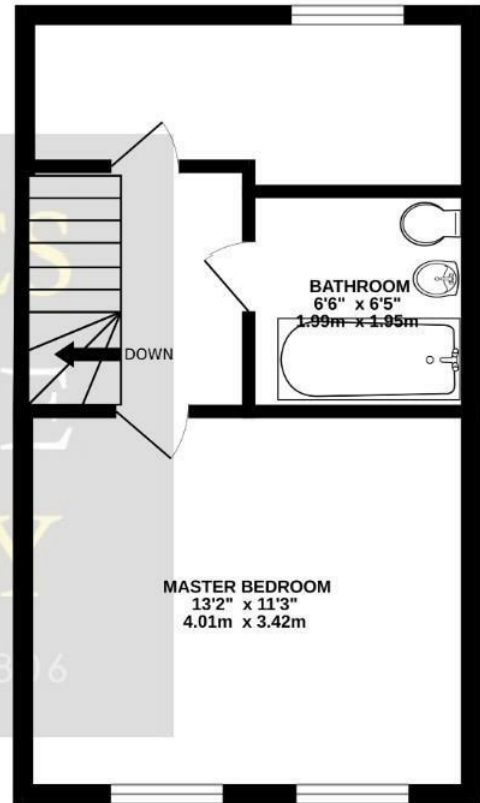
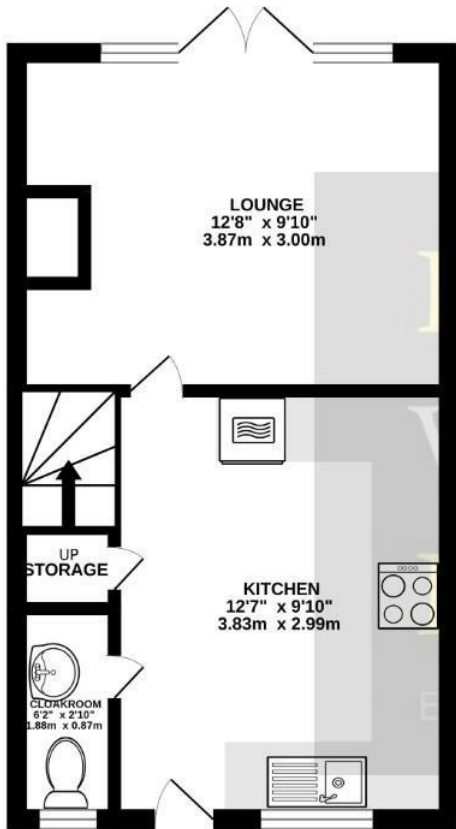
METHOD OF SALE: For Sale by Private Treaty.

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 Shifnal head north on Market Place towards Aston Street, continue straight onto Bradford Street, turn right onto Broadway, then turn right on Dunstanville Court.

GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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		
(69-80) C	76	81
(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	

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.