



**26 Springhill,
Shifnal,
TF11 8FB**

OIRO £469,950

A spacious four bedroom detached family home, featuring driveway parking and a garage which has been partially converted to a home office.

This impressive property features a spacious lounge, the modern kitchen/diner is equipped with integrated appliances and opens into a beautiful orangery, complete with bi-fold doors leading out to the rear garden. The ground floor also benefits from a utility room and a cloakroom.

Moving to the first floor there are four double bedrooms, the master bedroom has an ensuite. and a family bathroom.

Outside, the property there is driveway parking and a garage that has been partially converted to a home office

The front of the house has an iron fence, with gravelled borders and a pathway leading to the entrance..

The rear garden, has a large porcelain patio area and a low maintenance lawned area with a side passage and a shed. With a gate leading to the driveway also with an outside light and tap.

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

12'5" x 6'5" (3.79 x 1.98)

With decorative panelling and an understairs storage cupboard.



LOUNGE

19'9" x 11'7" (6.02 x 3.55)

A generously sized lounge featuring triple-aspect windows, bespoke floor to ceiling built-in storage cupboards, and stylish Karndean flooring.



KITCHEN DINER

11'5" x 23'6" (3.48 x 7.18)

A contemporary range of slate-coloured base and wall units complemented by quartz worktops with tiled splashbacks. The central island provides additional storage and incorporates an integrated double fridge and freezer, along with a retractable power socket. Further integrated appliances include a double oven and grill. Finished with Karndean flooring, inset chrome spotlights, and a generous dining area, this space is ideal for modern living and entertaining.



ORANGERY

13'11" x 12'7" (4.25 x 3.84)

Featuring two skylight windows and bi-fold doors opening directly onto the rear garden.



UTILITY ROOM

6'6" x 5'4" (1.99 x 1.64)

Finished with slate grey base units to match the kitchen, the utility room offers recessed spaces and plumbing for both a washing machine and tumble dryer. Additional features include inset chrome spotlights, Karndean flooring, and the boiler is housed within the room.

CLOAKROOM

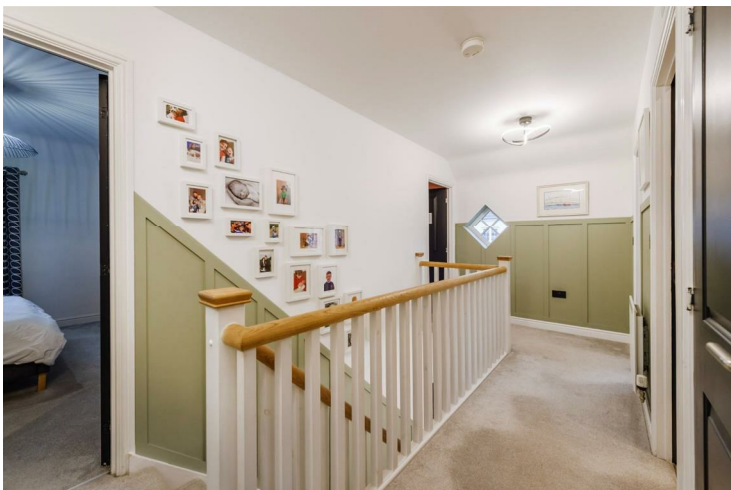
6'5" x 3'6" (1.97 x 1.08)

Featuring decorative wall panelling, a floating washbasin with vanity unit below, and a low-level W.C. The room is finished with Karndean flooring, inset chrome spotlights, and an extractor fan.



FIRST FLOOR

Stairs leading to the first floor.



MASTER BEDROOM

11'9" x 11'7" (3.60 x 3.54)

Featuring fitted wardrobes and integrated drawer units.



ENSUITE

7'5" x 5'1" (2.27 x 1.57)

Comprising a double shower enclosure with a glazed door and chrome fittings, a freestanding washbasin, and a low-level W.C. The space features tiled walls within the shower area, a tiled floor, a chrome heated towel radiator, and an extractor fan.



BEDROOM TWO

11'5" x 10'5" (3.49 x 3.18)

A double bedroom.



FAMILY BATHROOM

10'7" x 5'10" (3.24 x 1.79)



BEDROOM THREE

11'9" x 9'2" (3.60 x 2.80)

A third double bedroom.



REAR GARDEN

A large porcelain tiled patio area is complemented by a low maintenance artificial lawn. The side passage provides a spacious storage shed, outdoor tap, and lighting, along with side gate access to the driveway, external electric sockets, and a walled boundary.



BEDROOM FOUR

11'5" x 8'6" (3.50 x 2.60)

A spacious fourth bedroom.



GARAGE / OFFICE

The garage, featuring an electric door, has been partially converted with one half retained for storage and the other transformed into a functional home office. The office benefits from internet access, thermostatic heating, click laminate flooring, and inset chrome spotlights.



OUTSIDE

The front is enclosed by an iron fence, with gravelled borders and a porcelain-paved pathway leading to the front door.



AGENTS' NOTES:

EPC RATING: B 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 E (currently £2,905.90 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 1000mbps

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

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

PARKING: Single Garage and Driveway Parking.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

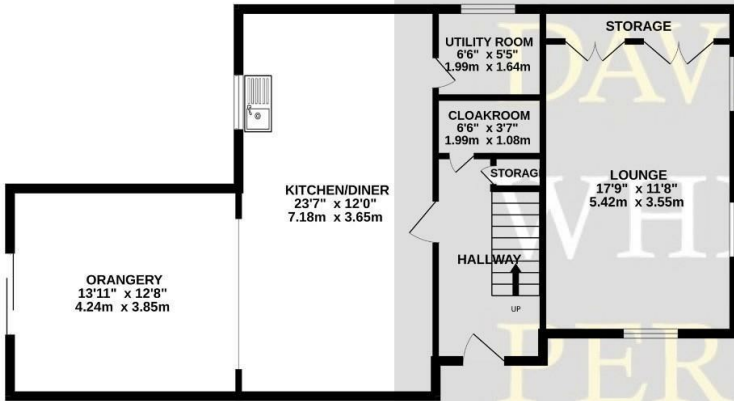
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

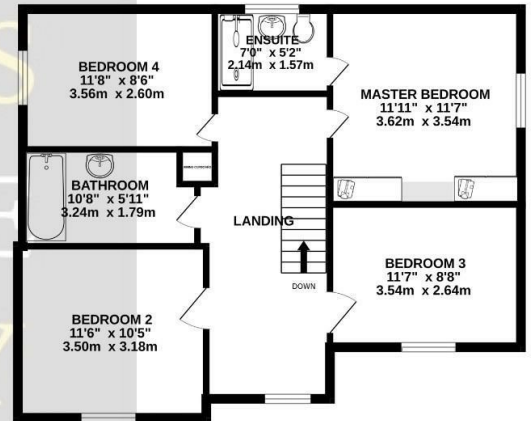
TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk

DIRECTIONS: From our offices on Market Place, head towards Aston Street, at the round about take the third exit onto Springhill, turn right and stay on Springhill, turn right to stay on Springhill, turn right and the property is on the right hand side, the property can be identified with a for sale board.

GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.

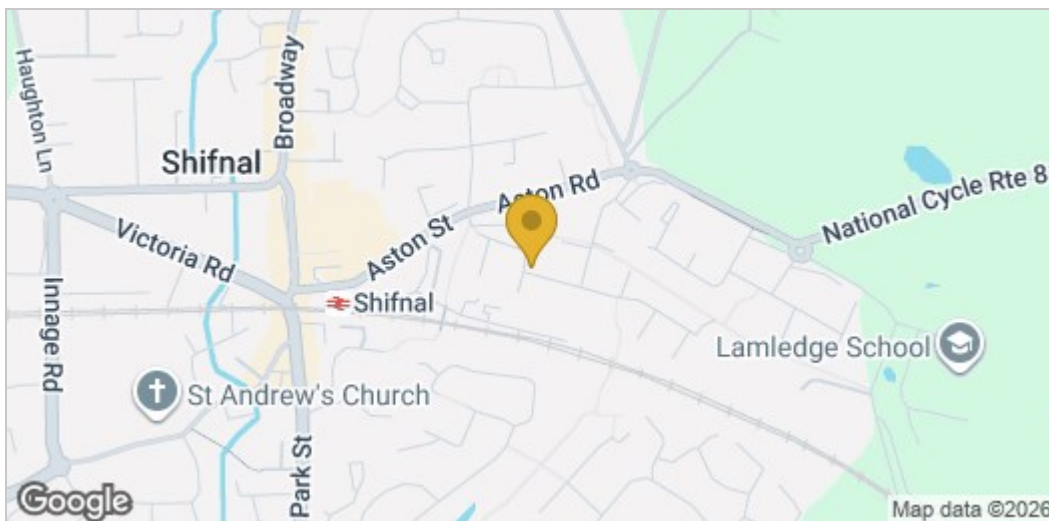


1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1526 sq.ft. (141.7 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	
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.