DAVIES WHITE PERRY
ESTABLISHED 1806

ESTATE AGENTS
www.davieswhiteperry.co.uk

NEWPORT OFFICE
E: newport@davieswhiteperry.co.uk
T: 01952 811003

SHIFNAL OFFICE
E: shifnal@davieswhiteperry.co.uk
T: 01952 460523









19 Oakfield Road,
Shifnal,
TF11 8HT

OIRO £385,000

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A well-presented four-bedroom detached family home on a desirable corner plot, offering spacious accommodation, ample off-road parking, a garage and an attractive rear garden.

The ground floor is approached via an entrance porchway, which has a doorway leading into a spacious lounge featuring a bay window with space for a seating area, along with stairs rising to the first floor.

A second door from the porchway provides access to a versatile study, which could also be utilised as a home office, playroom or snug. This additional room also offers potential for separate living accommodation, making it particularly suitable for multi-generational family living. An inner hallway leads through to a convenient cloakroom.

The lounge continues through to the kitchen, which is fitted with an integrated oven, grill and hob, together with space for additional white goods. Useful understairs storage provides practical pantry space.

Double-glazed wooden doors lead into the dining room, which benefits from patio doors opening directly onto the rear garden.

The first floor comprises three double bedrooms, a fourth single bedroom, and a family bathroom with a double shower enclosure.

The property benefits from a large, private rear garden featuring a paved patio area, laid lawn, rockery and pond, together with established shrub and planted borders. A pathway meanders around the garden, leading to a useful potting shed, allotment-style planting area, raised sleeper beds and a greenhouse.

Further along the pathway is a garden arbour, providing an outlook over the rear garden. Side access provides a convenient route to the driveway, while the opposite side of the property offers a useful storage area, garden shed and access to the garage.

To the front, the property offers a block paved driveway providing parking for several cars 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.

ENTRANCE PORCHWAY
6'2" x 4'1" (1.90 x 1.26)
A composite front door leads into the entrance porchway.



LOUNGE
15'0" x 12'2" (4.58 x 3.71)
A spacious and inviting lounge featuring a charming bay window, creating a bright and welcoming living space.



KITCHEN
12'0" x 8'8" (3.68 x 2.66)
Overlooking the rear garden, the kitchen is fitted with a range of white gloss wall and base units complemented by wooden worktops and tiled splashbacks. Integrated appliances include a Smeg oven and grill, together with an induction hob and chrome extractor hood above. There are designated recesses for a dishwasher and washing machine, along with space for a fridge freezer. The kitchen benefits from a tiled floor and useful under-stairs storage cupboard.



DINING ROOM
11'1" x 9'4" (3.39 x 2.85)
Double wooden glazed doors lead from the kitchen into the dining room with UPVC patio doors that open onto the rear garden.



RECEPTION ROOM / STUDY
16'10" x 8'2" (5.14 x 2.49)
A versatile second reception room offering excellent flexibility, whether used as a home office, study, playroom or cosy snug. It would make an ideal space for teenagers to have their own area, while also offering the potential for a separate living space for multi-generational family living.



INNER HALLWAY
5'7" x 3'4" (1.72 x 1.04)
Featuring a tiled floor and an external door providing direct access to the rear garden.

CLOAKROOM
6'0" x 3'5" (1.85 x 1.05)
Fitted with a vanity wash hand basin with tiled splashback, a low-level WC and an extractor fan.



FIRST FLOOR
8'7" x 6'4" (2.64 x 1.94)
With an airing cupboard and loft hatch access.

MASTER BEDROOM
12'3" x 11'11" (3.74 x 3.65)
A spacious master bedroom overlooking the front of the property.



BEDROOM TWO
11'11" x 8'1" (3.65 x 2.48)
A second double bedroom also overlooking the front of the property.





BEDROOM THREE
11'11" x 8'3" (3.64 x 2.52)
A double bedroom overlooking the rear garden.



BEDROOM FOUR
9'0" x 8'8" (2.75 x 2.65)
A single bedroom.



BATHROOM
8'7" x 6'0" (2.64 x 1.83)
A double shower enclosure with sliding doors, a pedestal wash basin and a low-level W.C., complemented by tiled walls and laminate flooring.

REAR GARDEN
The property benefits from a large and well-established rear garden, featuring a paved patio area with steps leading up to a lawned area. The garden includes a rockery and garden pond, with mature trees, shrubs and established planting providing a pleasant and private setting.

A pathway leads through to an allotment-style planted area, together with a garden potting shed and greenhouse. Further along, there are raised planted beds with railway sleepers, additional greenhouse space and well-stocked borders containing a variety of mature shrubs and plants.

The pathway continues to a charming garden arbour, which provides an attractive outlook over the garden. A passageway to the left offers useful storage space and access to a further garden shed, while to the right, a garden gate provides access to the driveway.



DRIVEWAY
A block paved driveway with parking for several cars.

SINGLE GARAGE
With electricity and lighting.

AGENTS' NOTES:

EPC RATING: TBC - (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 £2,581.27 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 1800mbps

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

Mobile Signal/Coverage Outdoors: EE Good. O2 Good, three Good, Vodafone Good

PARKING: Private driveway & Single Garage .

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

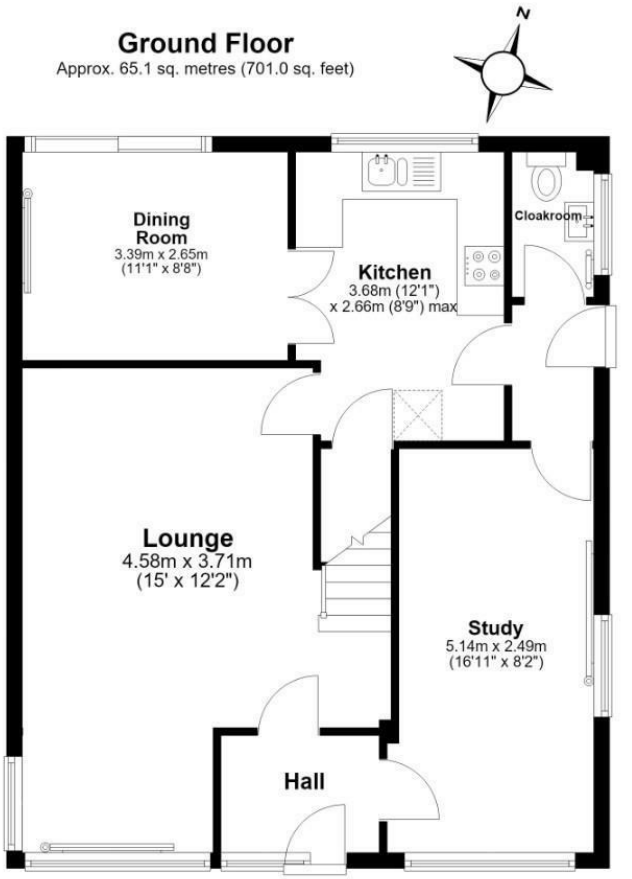
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

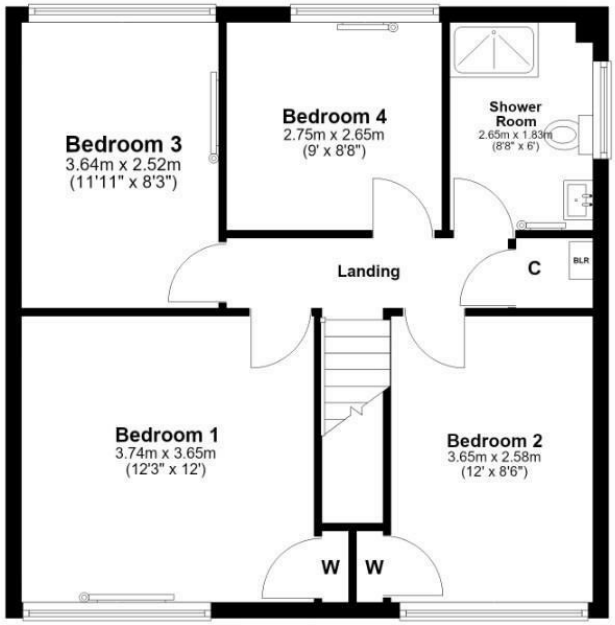
TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk.

DIRECTIONS: From our offices

Ground Floor
Approx. 65.1 sq. metres (701.0 sq. feet)



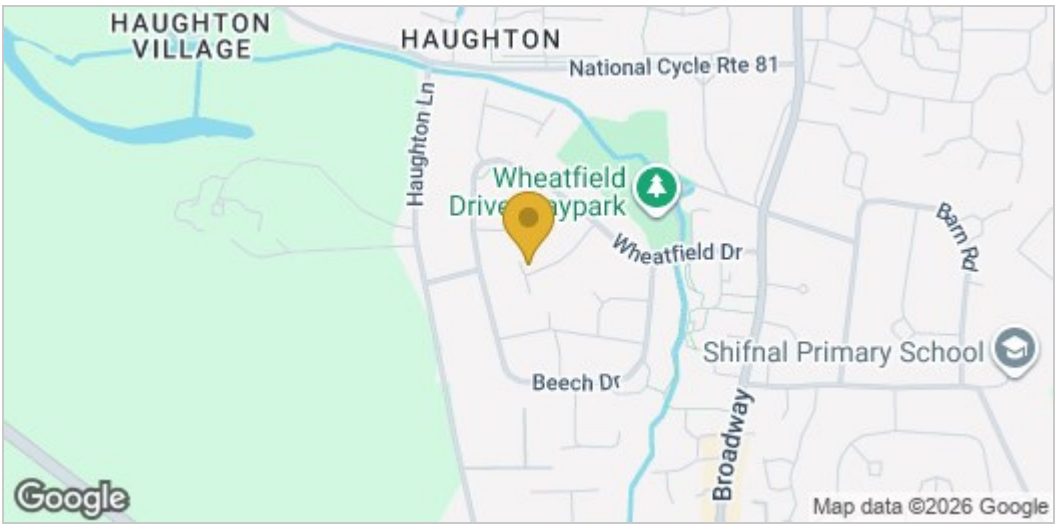
First Floor
Approx. 53.9 sq. metres (580.4 sq. feet)

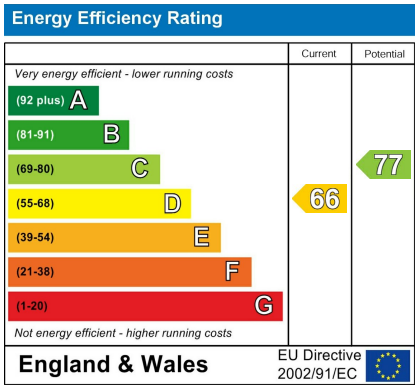


Total area: approx. 119.0 sq. metres (1281.4 sq. feet)

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.

19 Oakfield Road, Shifnal





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.