



**76 Broadway,
Shifnal,
TF11 8AZ**

OIRO £249,950

A three bedroom mid terraced house ideal for those looking to put their own stamp on a property. In need of some modernisation, the house features a lounge, sitting room, a living room, dining area and kitchen. Upstairs, two double bedrooms and a third single bedroom and a bathroom. Outside, a long and spacious garden. Located within walking distance of Shifnal town centre and offered with no upward chain

Outside the rear of the property a long spacious garden with various outbuildings and sheds offering great potential.

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

4'1" x 3'11" (1.25 x 1.20)

Leads to the lounge and sitting room.

LOUNGE

13'0" x 12'11" max (3.97 x 3.95 max)

A brick built open fire, with a built in dresser style storage either side of the fire, secondary glazing to the window and beam to the ceiling.



SITTING ROOM

11'9" x 9'11" (3.59 x 3.03)

inset mounted brick built surround ideal for an electric fire. Secondary glazing to the window.



LIVING ROOM

13'3" x 11'6" (4.04 x 3.51)

With beams to the ceiling, a brick built inset for an electric fire. Window over looks the rear garden.



CLOAKROOM

Double doors open to a cloak room with a vanity free standing wash basin, low level W,C and extractor fan. With tiled walls and floors.

CELLAR

DINING AREA

13'3" x 8'1" (4.04 x 2.47)

A step up from the living room leads to the dining area with tiled flooring and a large window overlooking the garden.



KITCHEN

10'7" x 10'3" (3.25 x 3.13)

With base and wall units, worktops and tiling above. Recess areas for a cooker, washing machine and fridge.



BEDROOM TWO

10'11" x 10'8" (3.33 x 3.26)

With double built in wardrobes, a further storage cupboard and an Amstral wall mounted radiator.



FIRST FLOOR

A spacious landing area.



BEDROOM THREE

8'0" x 7'8" (2.45 x 2.36)

A single bedroom



MASTER BEDROOM

12'9" x 10'0" max (3.90 x 3.06 max)

With double built in wardrobes.



BATHROOM

11'5" x 5'10" (3.50 x 1.79)

A single shower enclosure with a Triton electric shower, a

panelled bath and freestanding wash basin and low level W.C. With partially tiled walls, vinyl flooring and extractor fan.



REAR GARDEN

A patio area with a raised seating section leads up by a step to a lawned garden. The garden features raised brick planting beds with mature plants and shrubs. There are several brick-built outbuildings, including a former W.C., a wood store, a greenhouse, and a metal garage. Access is provided via a side gate, with double wooden gates located at the bottom of the garden.



AGENTS' NOTES:

EPC RATING: TBC 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 C (currently £2,113.39 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 Limited

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

PARKING: Off road

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

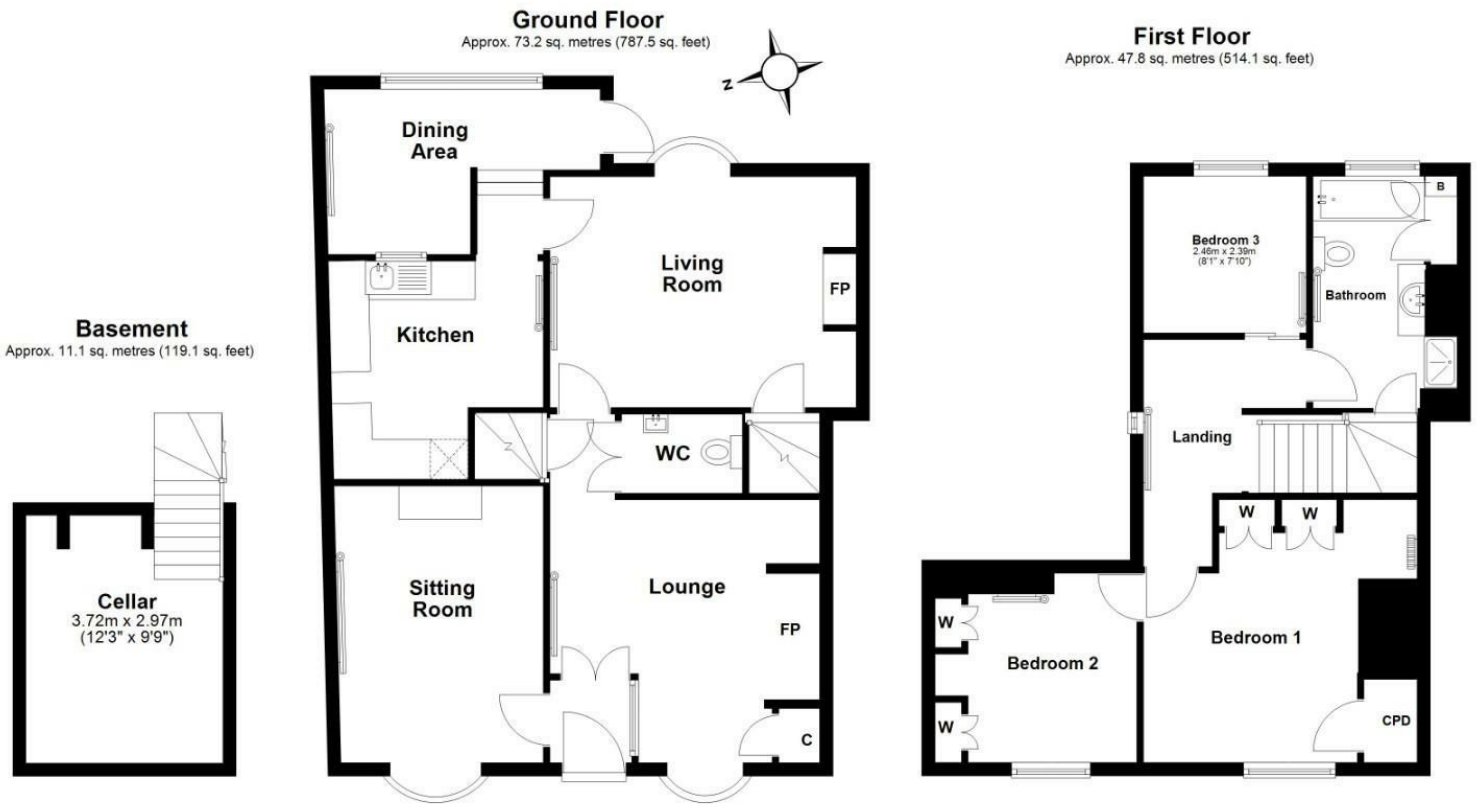
COALFIELD OR MINING AREA: Coal Mining Reporting Area

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 head South West on Church Street towards John's Street, at the round about take the third exit onto Innage Road A4169. At the round about take the third exit onto Shrewsbury Road B4379. Arrive at Broadway the property is situated on the right hand side and can be identified with a For Sale board.



Total area: approx. 132.0 sq. metres (1420.7 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 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.

76 Broadway, Shifnal



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		
	52	73
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 firms employment has the authority to make or give any representation or warranty in respect of the property.