



**Sunnyview Kettlemore Lane,
Shifnal,
TF11 8RG**

OIRO £699,950

A beautifully presented and spacious four bedroom detached family home, set within a small private development, enjoying delightful countryside views. The property offers driveway parking for up to four vehicles and a double garage.

This impressive home features a generous kitchen/diner, a bright and airy lounge, a snug/dining room, a separate study, and a utility room. Upstairs, there are four double bedrooms, all benefiting from built-in wardrobes. Two bedrooms, including the master bedroom, benefit from en-suite bathrooms, complemented by a stylish family bathroom. A delightful rear garden completes the accommodation.

Upon entering, you are welcomed by a spacious entrance hallway with a cloakroom. The lounge benefits from dual-aspect windows, creating a light filled living space. There is a versatile snug/dining room and a separate study, ideal for home working. The large kitchen/diner provides an excellent entertaining space, with doors opening onto the rear garden, while the utility room offers additional practicality.

On the first floor, the principal bedroom features built-in wardrobes and an en-suite bathroom. Bedroom two enjoys its own balcony, perfect for relaxing and taking in the countryside views, along with double built-in wardrobes and an en-suite bathroom. Two further double bedrooms, both with built-in wardrobes and a family bathroom.

Externally, the property offers driveway parking for up to four cars and a double garage. The front garden is mainly laid to lawn with shrubbery and planted borders, and a block-paved pathway leads to the entrance.

The charming rear garden features a patio area that opens onto a lawn, framed by mature shrubs and well-stocked planted beds. From here, there are attractive views across the surrounding countryside. A second patio provides additional seating space, while a side gate offers convenient access to the front garden. The garden is further enhanced by an external power point, outside tap, and outdoor lighting.

Sheriffhales is a charming village located between the market towns of Newport and Shifnal. The local primary school boasts an Outstanding Ofsted report. The surrounding area offers a variety of pubs, eateries, independent shops, and supermarkets, with Newport also featuring a Waitrose store.

Nearby, Telford Town Centre provides an extensive selection of retail outlets, restaurants, pubs, and leisure facilities. The A5 offers convenient commuter links to Cannock, the M6, and Shrewsbury, while Telford train station provides regular services to Wolverhampton, Birmingham, and onward to London Euston.

HALLWAY

The hallway features wooden effect flooring, inset spotlights, and a useful under stairs storage cupboard.



LOUNGE

16'11" x 16'5" (5.17 x 5.01)

A spacious lounge featuring a large bay window along with an additional side window, allowing for plenty of natural light. An electric fire is mounted on a marble-effect hearth with a matching surround.



SNUG/ DINING ROOM

12'2" x 10'3" (3.71 x 3.13)

Double glazed wooden doors open into the snug, which could alternatively be used as a dining room. A French door leads out to the rear garden.



KITCHEN DINER

25'3" x 9'2" (7.72 x 2.80)

The kitchen is fitted with a range of cream high gloss base units complemented by granite worktops and a composite sink with drainer and mixer tap. To the opposite side, further cream high gloss base units are topped with matching granite surfaces, while the wall units are finished in a contrasting mocha gloss.

Integrated appliances include a double electric oven with grill, an induction hob with extractor hood above, and a fridge and freezer. The room is finished with grey laminate tiled flooring, inset chrome spotlights, and UPVC patio doors opening onto the rear garden.



UTILITY ROOM

7'9" x 6'3" (2.38 x 1.92)

Fitted with Moca gloss base and wall units, the room offers a recess with plumbing for a washing machine and an additional recess for a tumble dryer. It includes a stainless steel sink with drainer and mixer tap, wood effect flooring, an extractor fan, and an external door leading to the garden.



STUDY

14'4" x 8'7" (4.39 x 2.63)

A wooden glazed door opens into the study, which overlooks the front garden.

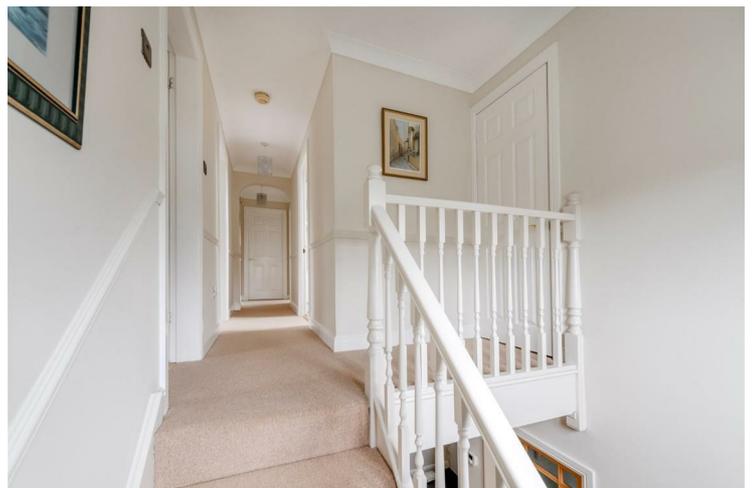


CLOAKROOM

A washbasin set within a built-in vanity unit with cupboards below, a concealed low level WC, wood-effect flooring, and inset spotlights.



FIRST FLOOR



LANDING AREA

The airing cupboard is fitted with a radiator.

MASTER BEDROOM

14'10" x 12'10" (4.53 x 3.92)

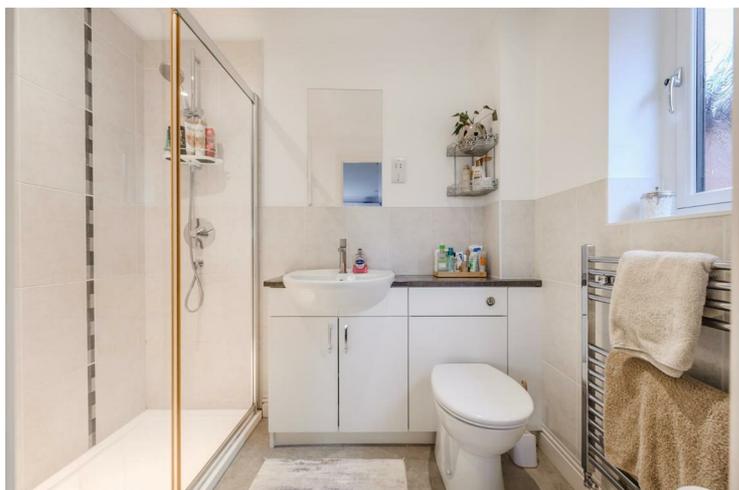
A spacious master bedroom featuring a double built in

wardrobe and an additional single built in wardrobe, with dual aspect windows overlooking the front garden.



ENSUITE

A double walk in shower with chrome fittings and sliding doors, a freestanding wash basin set on a vanity unit, and a built in low level WC. The room also benefits from a chrome heated towel rail and inset spotlights, partially tiled walls, laminate flooring, and a wall mounted shaver point.



BEDROOM TWO

10'11" x 7'6" (3.34 x 2.29)

A double bedroom with a fitted double wardrobe and French doors opening onto a balcony overlooking the rear garden and countryside views.



ENSUITE

A corner shower enclosure with chrome fittings and a sliding door, a built in vanity washbasin, and a low level WC. The room features a tiled floor, partially tiled walls, a chrome heated towel radiator, and an extractor fan.



BEDROOM THREE

12'6" x 9'7" (3.83 x 2.94)

A double bedroom with a double built in wardrobe overlooking the rear garden.



BEDROOM FOUR

12'4" x 10'2" (3.76 x 3.10)

A fourth double bedroom with a built in double wardrobe overlooking the rear garden and countryside.



FAMILY BATHROOM

A bathtub alongside a corner shower enclosure with chrome fittings, a built in washbasin set on a vanity unit with cupboards below, and a chrome heated towel radiator. The room features fully tiled walls and floor, a Velux window, and an extractor fan.

REAR GARDEN

The garden features a paved patio area leading to a lawn with an additional patio space. Planted borders are filled with mature plants and shrubs. There is an external power point, an outside tap, and a garden light. At the end of the rear garden, there are views over fields and the surrounding countryside, with side gate access to the front garden.



DOUBLE GARAGE

With electricity and lighting with a further access door to the garage.

FRONT GARDEN

With a block paved pathway and driveway parking for up to four cars. A laid lawn with with two planted border areas, planted with mature plants and shrubs.

AGENTS' NOTES:

EPC RATING: 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 F (currently £3,288.91 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 900mbps

Mobile Signal/Coverage Indoors: EE None, O2 Limited, Three None, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Variable, O2 Good,

Three Variable, Vodafone Good

PARKING: Private driveway & Double Garage.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

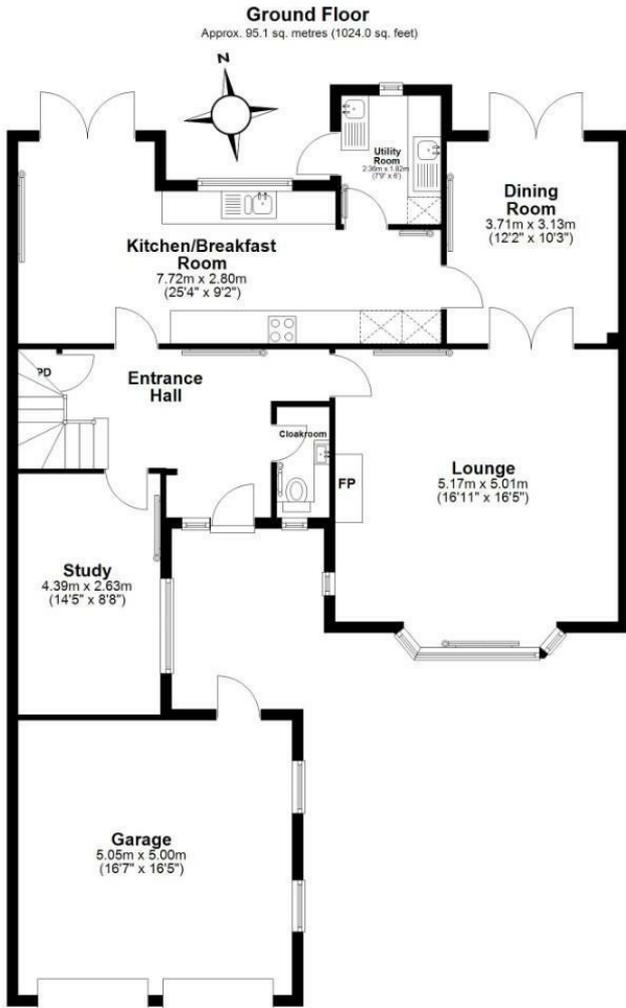
COALFIELD OR MINING AREA: Coal Mining Reporting Area

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.

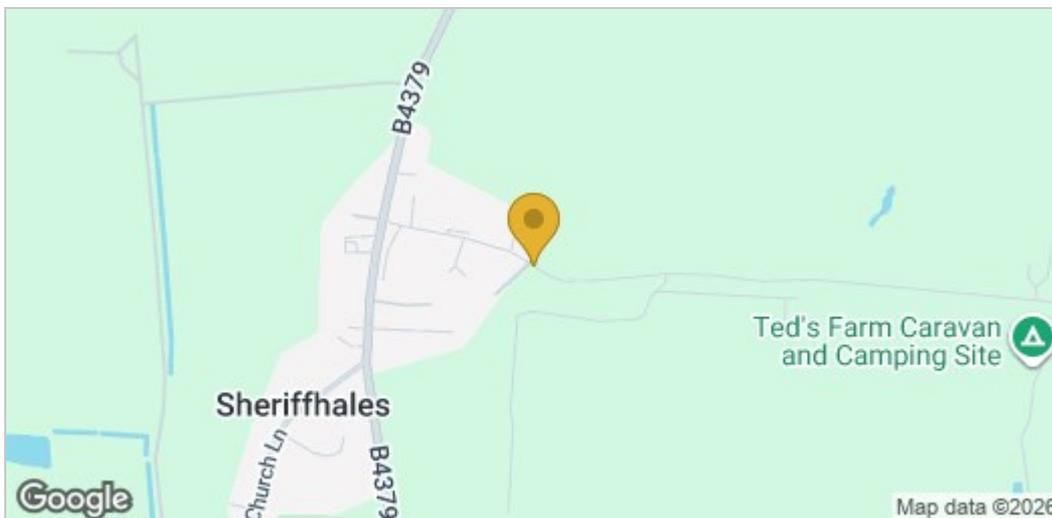
DIRECTIONS: From our offices in the From our offices in the Newport High Street, head south east, at the round about take the first exit onto Stafford Street, at the round about take the third exit onto the A41. Turn right onto B4379 , turn left onto Kettlemore Lane the property is located on small private development .



Total area: approx. 176.4 sq. metres (1898.7 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.

Sunny View, Kettlemore Lane, Sheriffhales, Shifnal



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(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.