



**11 Edge Avenue,
Shifnal,
TF11 8FS**

OIRO £255,000

A beautifully presented three bedroom end terraced house, offering an inviting lounge and a modern, spacious kitchen/diner with integrated appliances. The property features three double bedrooms, including a master bedroom with a stunning ensuite. Outside, there is a low maintenance, pleasant rear garden, with driveway parking in a sought-after residential area of Shifnal.

The ground floor comprises a welcoming entrance hallway. The lounge enjoys a pleasant outlook to the front of the property, while the spacious kitchen/diner features French doors opening onto the rear garden. Additional benefits include a cloakroom and a large understairs storage cupboard.

On the first floor, the master bedroom benefits from a sought-after en suite, alongside two further double bedrooms and a family bathroom.

With central heating that can be controlled separately on both the upstairs and downstairs levels.

Externally, the property offers driveway parking.

At the rear, there is a low maintenance rear garden featuring a large decking area and a further patio area, there is a side gate that leads to a further area with a shed and a gate that leads to the driveway. Also equipped with an outdoor light, and water 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

A composite front door leads to an entrance hallway with Karndean flooring.



LOUNGE

13'10" x 12'1" (4.24 x 3.69)

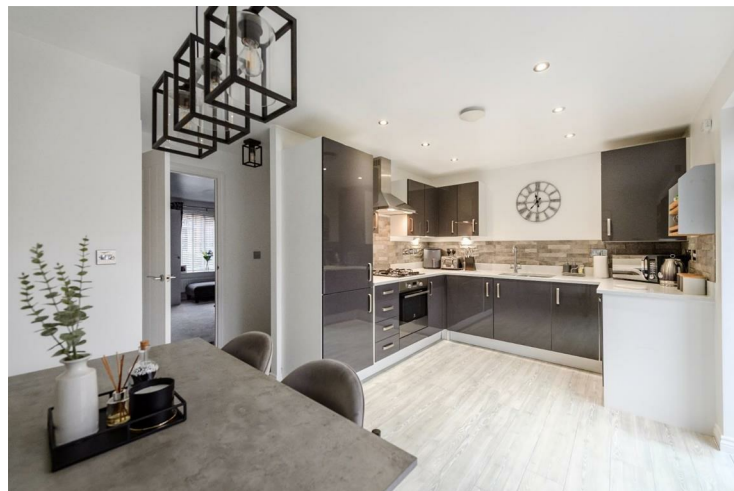
A spacious lounge area.



KITCHEN / DINER

15'5" x 9'4" x 13'9" max (4.70 x 2.86 x 4.20 max)

A range of dark grey base and wall units is complemented by quartz worktops with splashback tiles above, along with a composite sink featuring drainer and mixer tap. Integrated appliances include an oven and grill, gas hob with extractor above, fridge, freezer and dishwasher. The space is finished with Karndean flooring, inset chrome spotlights and a useful understairs storage cupboard, with French doors opening onto the rear garden.



CLOAKROOM

6'2" x 3'4" (1.88 x 1.03)

A freestanding wash basin and low-level W.C. are complemented by a chrome wall mounted radiator, partially tiled walls, Karndean flooring, and inset chrome spotlights with extractor fan.



FIRST FLOOR

With a loft hatch providing access to a fully boarded loft with ladder.

MASTER BEDROOM

Overlooking the front of the property.



ENSUITE / WETROOM

A contemporary and impressive wet room, tiled throughout, featuring dual chrome shower controls. Two freestanding wash basins with vanity units below are complemented by inset chrome spotlights and an extractor fan.



BEDROOM TWO

10'9" x 8'7" (3.30 x 2.62)

A double bedroom with Karndean flooring overlooking the rear garden,



BEDROOM THREE

11'7" x 6'5" (3.55 x 1.98)

A third double bedroom. to the rear of the house.



BATHROOM

6'7" x 5'5" (2.02 x 1.66)

A panelled bath, freestanding wash basin and low-level W.C. are complemented by tiled walls, Karndean flooring, a chrome heated towel rail, inset chrome spotlights and an extractor fan.



REAR GARDEN

A spacious decking area leads to a low maintenance artificial lawn, with an additional patio area providing access to a side gate that leads to a garden shed, as well as another gate giving access to the driveway.



OUTSIDE

A laid lawn with a hedged boundary with driveway parking.

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 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 2000mbps

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

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

PARKING: Private driveway

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

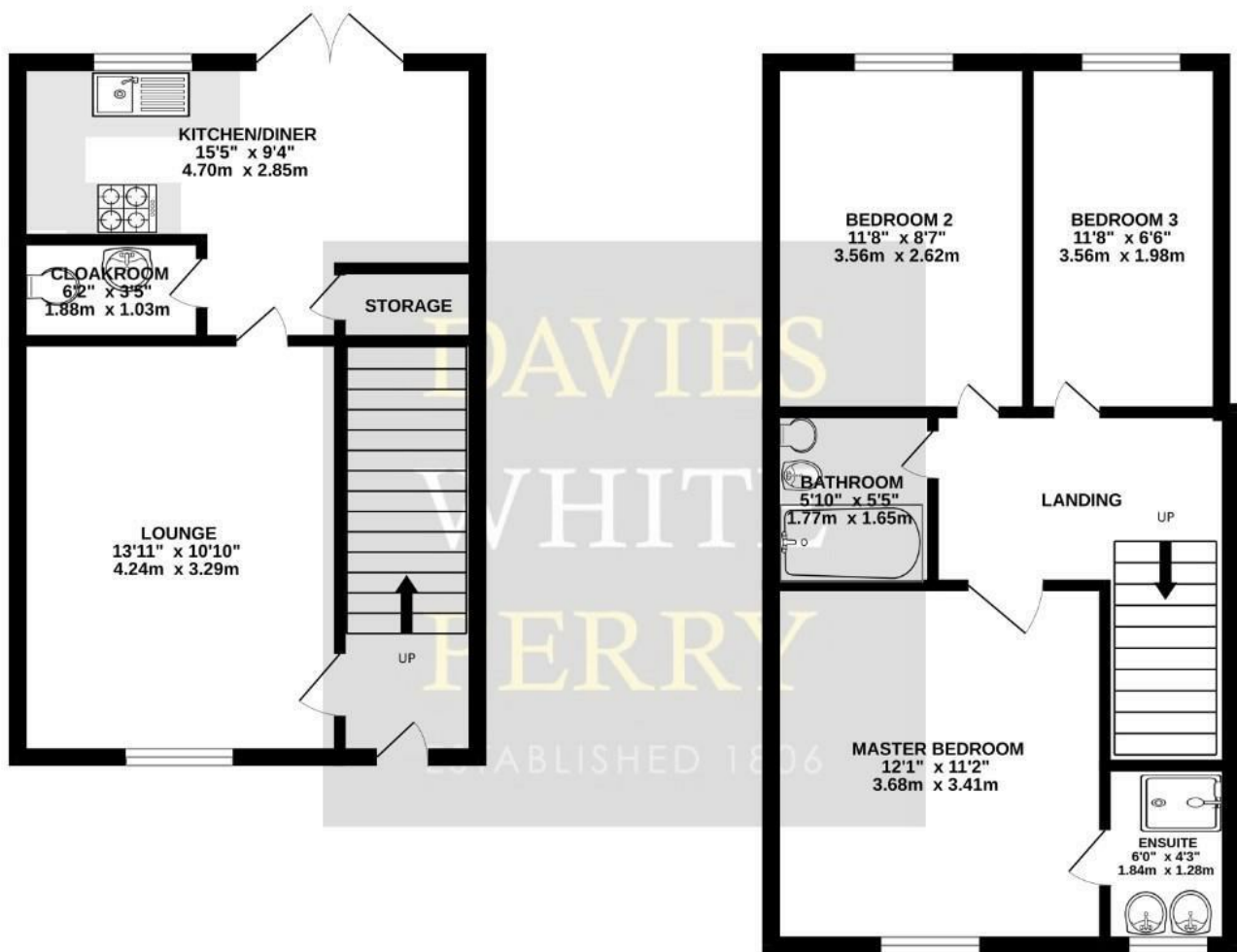
COALFIELD OR MINING AREA: Coal Mining Reporting Area

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

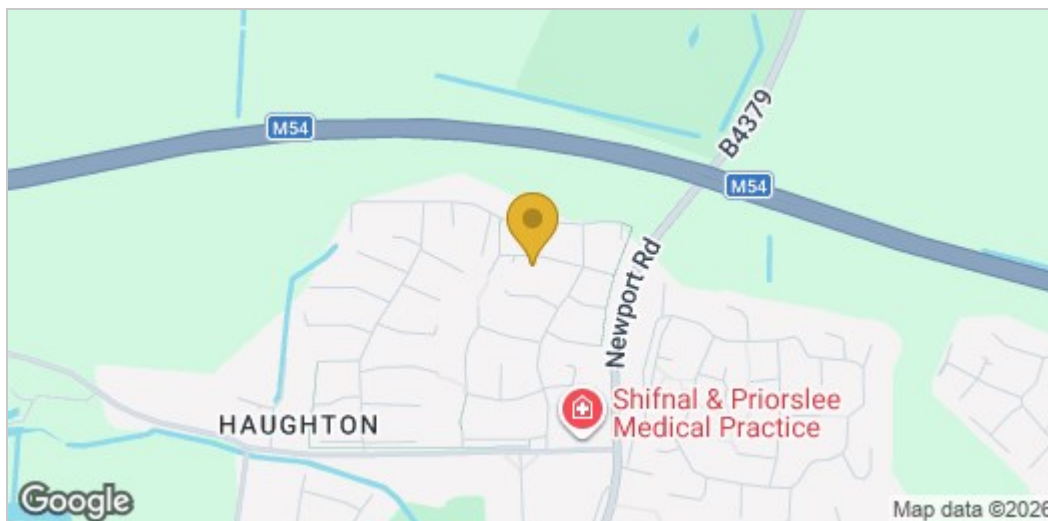
DIRECTIONS: From our offices in



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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 is given 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		96
(81-91) B	84	
(69-80) C		
(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.