



**9 Shaw Croft,
Sheriffhales,
TF11 8SP**

OIRO £479,995

A spacious four bedroom detached family home, featuring driveway parking and a double garage, ideally situated in a private cul-de-sac.

This impressive property features a spacious lounge with a log burner set on a limestone hearth with matching surround. The modern kitchen/diner is equipped with Bosch 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. Bedroom three and four have built in wardrobes and a family bathroom equipped with a bath tub and a single shower enclosure.

Outside, the property there is driveway parking and a double garage with an EV charging point.

The front garden has a laid lawn.

The rear garden, has a patio area and a laid lawn with raised planted sleepers and a further raised patio area. A side access gate to the front of the property also having an outside light and tap.

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.

ENTRANCE HALLWAY

12'4" x 5'9" (3.76 x 1.77)

Featuring LVT flooring and an understairs storage cupboard, the space is complemented by an oak glazed banister that leads up to the first floor.



LOUNGE

15'2" x 11'4" (4.63 x 3.46)

A spacious lounge featuring a large bay window and a limestone fireplace with a mounted log burner.



KITCHEN DINER

20'10" x 11'8" (6.36 x 3.57)

The kitchen is fitted with a range of contemporary light grey base units, complemented by quartz worktops and matching splashbacks. It includes a breakfast area with an induction hob, extractor fan, and an integrated Bosch oven and grill below. Additional features include an integrated Bosch dishwasher and a composite double sink with drainer and mixer tap. The space is finished with LVT flooring and inset chrome spotlights, and there is an internal door providing access to the double garage.



ORANGERY

20'10" diner to orangery length x 10'7" (6.36 diner to orangery length x 3.25)

The dining area flows beautifully into a stunning orangery, flooded with natural light complemented with bi-fold doors, fitted blinds and inset chrome spotlights.



UTILITY

7'10" x 5'1" (2.39 x 1.57)

Fitted with light grey base and wall units, including an integrated Bosch microwave, complemented by quartz worktops and matching splashbacks. There is space and plumbing for a washing machine, along with an exterior door providing access to the rear garden. The room is finished with LVT flooring and inset chrome spotlights



CLOAKROOM

5'2" x 4'3" (1.58 x 1.30)

A free standing wash basin with vanity unit below and tiling above. A low level W.C, finished with LVT flooring.



FIRST FLOOR



LANDING AREA

15'7" x 6'1" (4.77 x 1.86)

With loft hatch access and an airing cupboard.



MASTER BEDROOM

12'7" x 11'3" (3.86 x 3.45)

A spacious master bedroom featuring a decorative partially panelled wall behind the bed.



ENSUITE

8'8" x 3'11" (2.65 x 1.20)

A single shower enclosure with tiled walls, chrome fittings, and a glazed door. A freestanding wash basin with a vanity unit with cupboard storage below, complemented by an electric LED-lit mirror above. The bathroom also includes a low level W.C. The walls are partially tiled, and the floor is fully tiled. Inset chrome spotlights and an extractor fan complete the space



BEDROOM TWO

11'10" max x 10'4" (3.61 max x 3.17)

A double bedroom with inset chrome spotlights, overlooking the rear garden and offering views of The Wrekin.



BEDROOM THREE

11'9" x 8'7" (3.59 x 2.64)

A double bedroom with a double built in wardrobe and inset chrome spotlights, overlooking the rear garden.



BEDROOM FOUR

10'4" x 8'7" (3.16 x 2.64)

A fourth double bedroom featuring two built-in double wardrobes and a dressing table, overlooking the front of the property.



BATHROOM

8'6" x 5'11" (2.6 x 1.82)

A luxurious bathroom featuring a freestanding bathtub with chrome tap fittings set against a tiled backdrop. There is also a single shower enclosure with chrome fittings, a glazed door, and tiling behind the shower and partially along the walls. A floating wash basin with a granite topped vanity unit below and a fitted LED-lit mirror. The space is completed with a low-level W.C. tiled flooring, and inset chrome spotlights



REAR GARDEN

A patio area opens onto a neatly laid lawn, leading to an additional raised patio area. With raised sleeper planters, an outdoor light, and a water tap. To the side of the garden, the oil tank is situated, with a side gate offering access to the driveway.



OUTSIDE

With driveway parking and a double garage with an E.V charging point.

AGENTS' NOTES:

EPC RATING: E a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by oil 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 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 and 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 Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: 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, turn right onto Shaw Croft, the property is on the right hand side.

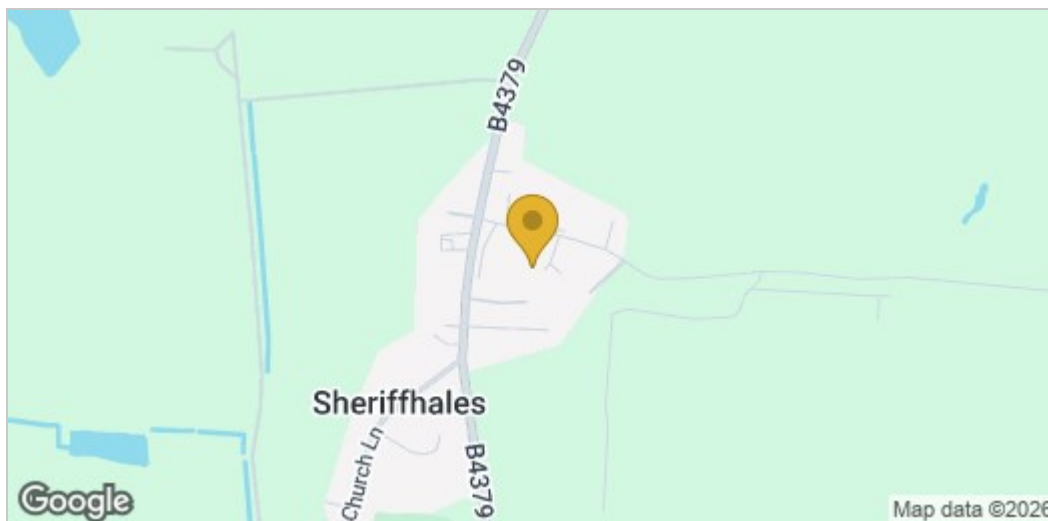
GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.

1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1573 sq.ft. (146.1 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		
England & Wales		EU Directive 2002/91/EC

42

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.