

**20 Springhill,
Shifnal,
TF11 8FB**

OIRO £365,000

Upon entering the property, you are welcomed by an entrance hallway featuring a convenient understairs storage cupboard and cloakroom, leading through to a pleasant lounge. To the rear of the property is a spacious kitchen/diner with patio doors opening onto the rear garden. A useful utility storage area provides plumbing for a washing machine and space for a tumble dryer above.

To the first floor there are two double bedrooms and a family bathroom.

Moving to the second floor there is a large master bedroom, with two double wardrobes a Velux windows and eaves storage and an Ensuite bathroom.

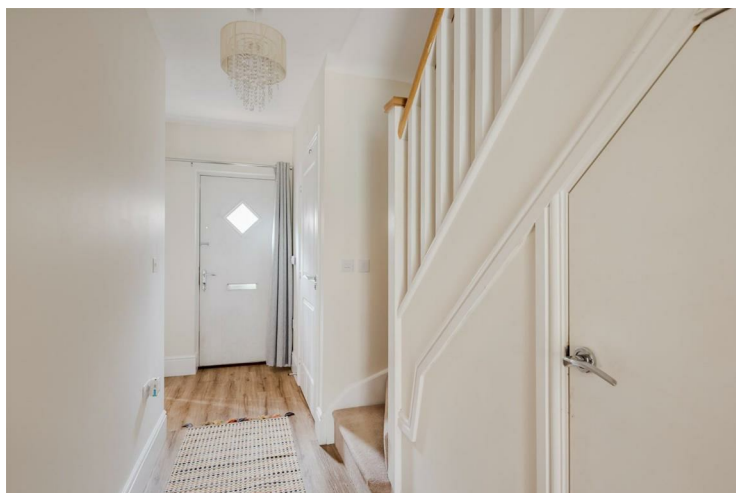
Outside, the property has a driveway parking. A side gate leads to the rear garden which includes a patio area, garden shed, outside light and tap.

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

15'1" x 6'8" max (4.61 x 2.05 max)

With wooden effect laminate flooring and under stair storage cupboard.



LOUNGE

15'4" x 11'5" (4.68 x 3.50)

A good size lounge overlooking the front of the property.



KITCHEN DINER

18'6" x 11'6" (5.65 x 3.53)

A stylish range of sage green base and wall units complemented by wood-effect worktops and tiled splashbacks. Integrated appliances include a fridge, freezer, dishwasher, and an AEG oven and grill with gas hob and extractor fan above. Patio doors provide direct access to the rear garden, while the kitchen also benefits from a stainless steel sink with drainer and mixer tap, an Amstrad radiator, and a useful storage utility cupboard with plumbing for a washing machine and space for a tumble dryer above.



CLOAKROOM

15'0" x 3'1" (4.59 x 0.95)

A corner wash basin, low level W.C and an extractor fan with wooden effect laminate flooring.



FIRST FLOOR



BEDROOM TWO

15'5" x 9'11" max (4.70 x 3.04 max)

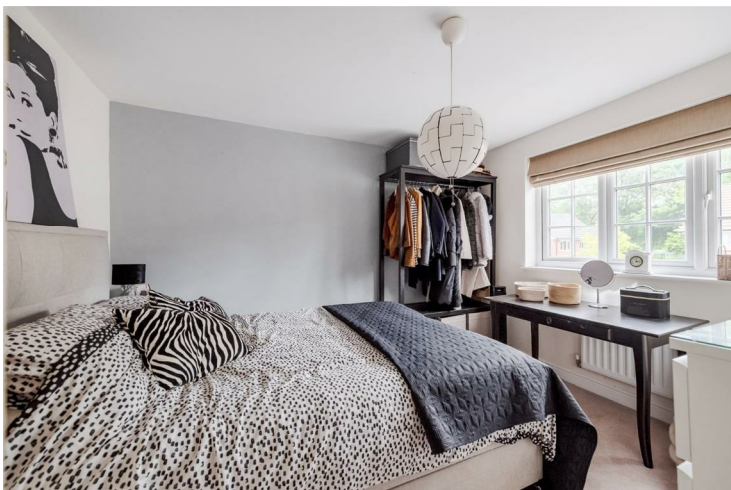
A large double bedroom with built in wardrobes overlooking the rear garden.



BEDROOM THREE

11'8" x 10'2" (3.56 x 3.10)

A third double bedroom overlooking the front of the property.



BEDROOM FOUR

10'8" x 10'7" (3.27 x 3.24)

A large single bedroom overlooking the rear garden.

FAMILY BATHROOM

8'1" x 5'6" (2.47 x 1.70)

A panelled bath with shower over, glass shower screen, and tiled walls surrounding the bath area. The suite also includes a pedestal wash basin and low-level W.C. Further features include a chrome heated towel radiator, wall mounted shaver point, and tiled flooring.

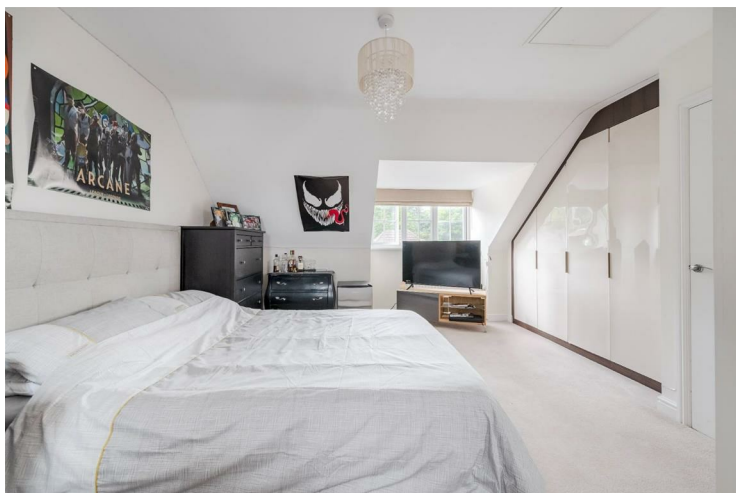


SECOND FLOOR

MASTER BEDROOM

19'7" x 14'10" (5.99 x 4.54)

A spacious master bedroom featuring two double built-in wardrobes, a Velux window, and useful eaves storage.



ENSUITE

9'3" x 5'9" (2.82 x 1.76)

A single shower enclosure with tiled splashback and chrome shower fittings, complemented by a pedestal wash basin and low-level W.C. Additional features include a chrome heated towel rail, wall mounted shaver point, Velux window, extractor fan, laminate flooring, and a useful storage cupboard.



REAR GARDEN

A patio area opens onto a lawn with a central pathway leading through to a second patio area, ideal for outdoor entertaining, with well established shrubbery borders. Further benefits include a shed, outside tap, external lighting, and side gate access to the front driveway.



OUTSIDE

With driveway parking for two cars.



AGENTS' NOTES:

EPC RATING: B 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 1000mbps

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

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

PARKING: Private driveway and garage

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

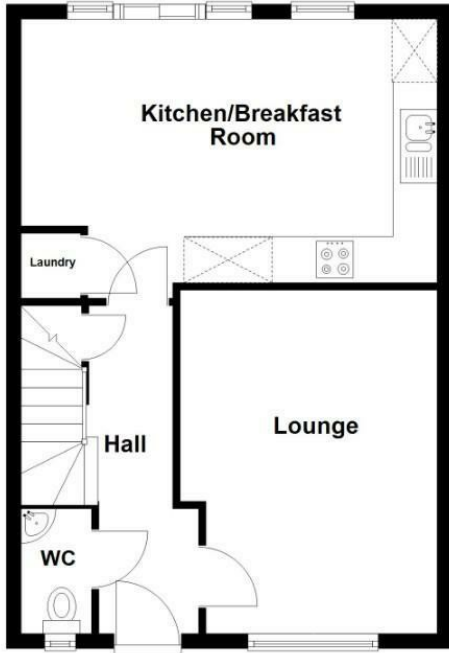
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

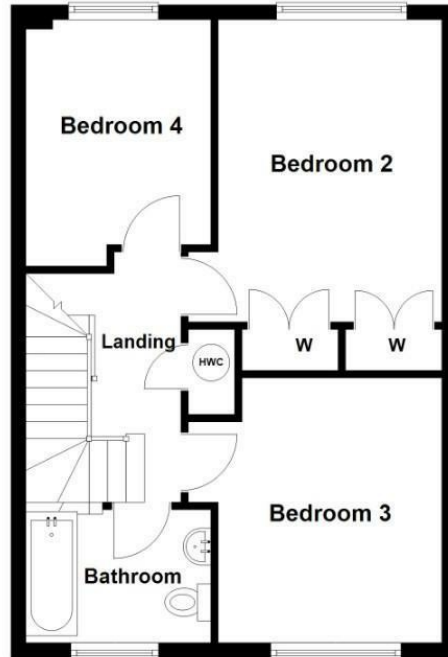
TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk.

DIRECTIONS: From our offices in Market Place, turn right onto Aston Street, at the round about take the third exit onto Springhill, turn right and stay on Springhill , the property is on the right hand side.

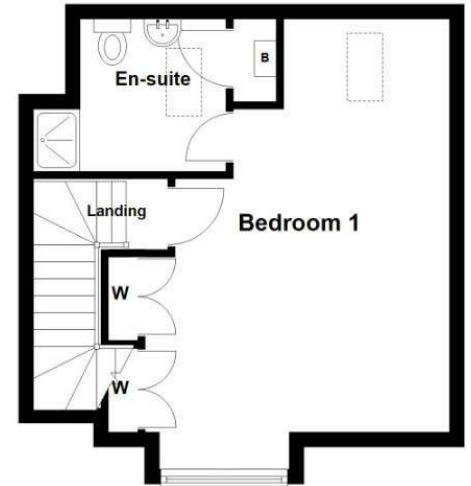
Ground Floor
Approx. 46.6 sq. metres (502.0 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.5 sq. feet)



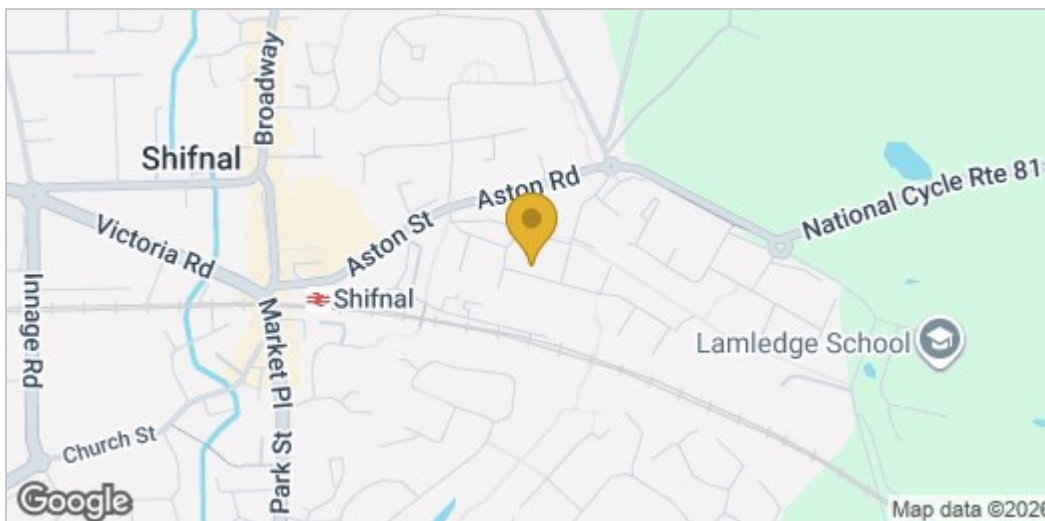
Second Floor
Approx. 31.4 sq. metres (338.2 sq. feet)



Total area: approx. 125.8 sq. metres (1353.7 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.

20 Spring Hill, 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		
	84	
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.