



**93 Springhill,  
Shifnal,  
TF11 8FA**

**OIRO £61,500**

A three bedroom end terrace home available with a 25% shared ownership opportunity. The property benefits from two allocated parking spaces, a spacious rear garden, and an additional side garden. Situated in a popular residential area of Shifnal.

Springhill is a three bedroom end terrace house. The property opens into an entrance hallway with a useful understairs storage cupboard, leading through to the kitchen diner. The lounge features French doors that open onto the rear garden, A convenient cloakroom completes the ground floor accommodation.

Upstairs, the first floor comprises two double bedrooms, a third single bedroom, and a family bathroom. The landing includes an airing cupboard, providing additional storage space.

Externally, the property benefits from a generously sized rear garden with a Dutch barn and side gate access to an additional side garden, with a laid lawn and shrubbery borders. With two allocated parking spaces.

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**

With laminate flooring and an understairs storage cupboard.



### **CLOAKROOM**

5'10" x 3'05" (1.78 x .93)

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

### **KITCHEN DINER**

15'9" x 8'2" (4.82 x 2.50)

A selection of white fitted base and wall units with work surfaces over, incorporating a stainless steel sink with drainer and mixer tap. An integrated electric oven and gas hob. There is plumbing and space for a washing machine, along with room for a fridge freezer. Finished with laminate flooring.



### **LOUNGE**

15'1" x 10'7" (4.62 x 3.24)

With French doors that open onto the rear garden.



### FIRST FLOOR

Includes an airing cupboard housing the boiler, along with the loft hatch.

### MASTER BEDROOM

14'5" x 7'4" (4.40 x 2.26)

A large double bedroom overlooking the rear garden.



### BATHROOM

6'9" x 5'10" (2.07 x 1.79)

A panelled bath with shower over, complemented by chrome shower fittings and a glazed shower screen. The suite also includes a pedestal wash hand basin and a low level W.C. Finished with laminate flooring and a wall mounted shaver point.



### BEDROOM TWO

11'5" x 8'0" (3.49 x 2.45)

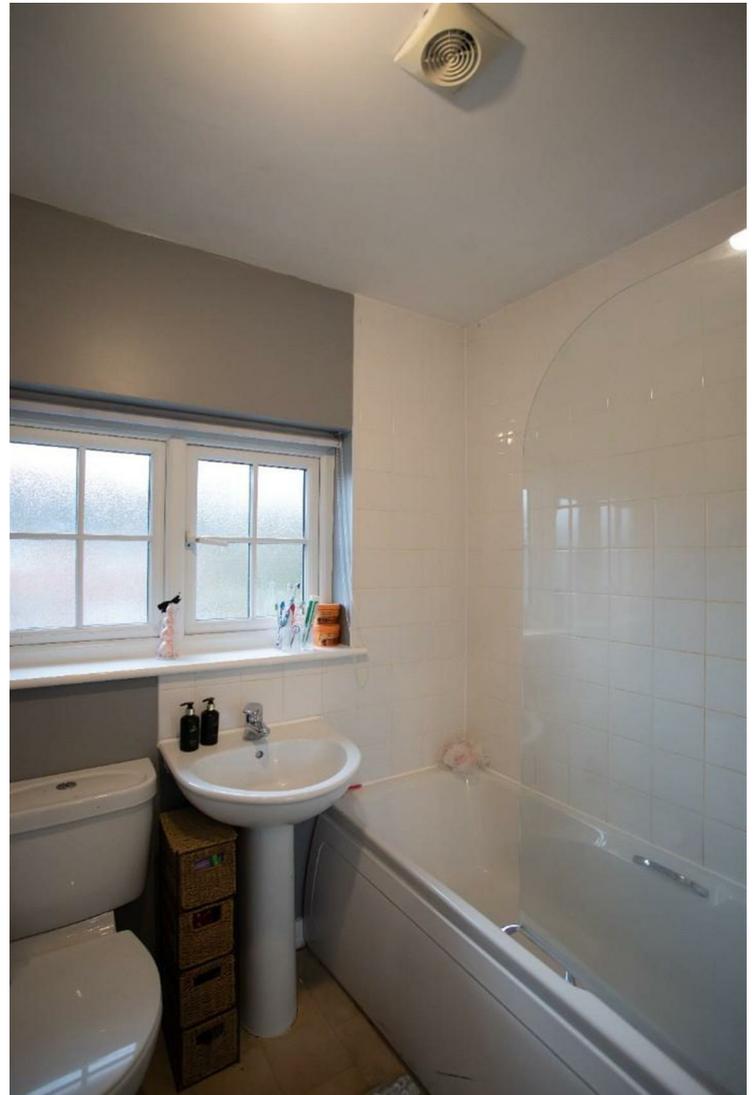
A double bedroom overlooking the front of the property.



### BEDROOM THREE

7'11" x 7'5" (2.43 x 2.27)

A well-proportioned third bedroom enjoying views over the rear garden.



### REAR GARDEN

A generous rear garden with a patio area and a lawn. The rear

garden also benefits from a Dutch barn-style shed and a side gate leading to an additional side garden, which is mainly laid to lawn with a shrubbery border,



## **OUTSIDE**

With two allocated car park spaces.

**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 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 1800mbps

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

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

**PARKING:** Two allocated car parking spaces.

**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.

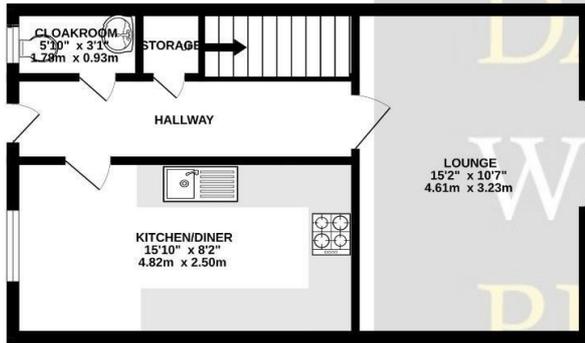
**METHOD OF SALE:** For Sale by Private Treaty.

**Rent Payable to Home Plus - £528.30 per month 2025/2026**  
**Management Charge - £240 per month 2025/2026**

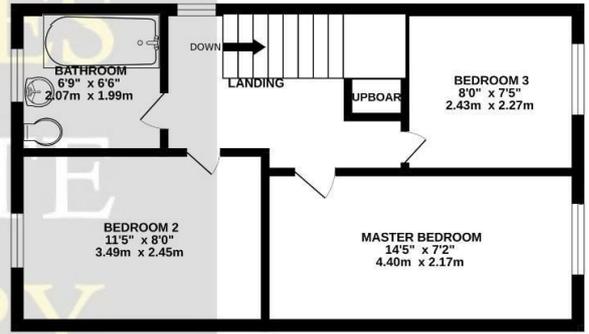
**TO VIEW THIS PROPERTY:** Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at [shifnal@davieswhiteperry.co.uk](mailto:shifnal@davieswhiteperry.co.uk)

**DIRECTIONS:** From our offices head north on Market Place towards Aston Street, at the round about take the third exit onto Springhill, turn right and stay on Springhill, turn right to stay on Springhill, turn left, the property can be identified with a For Sale board.

GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



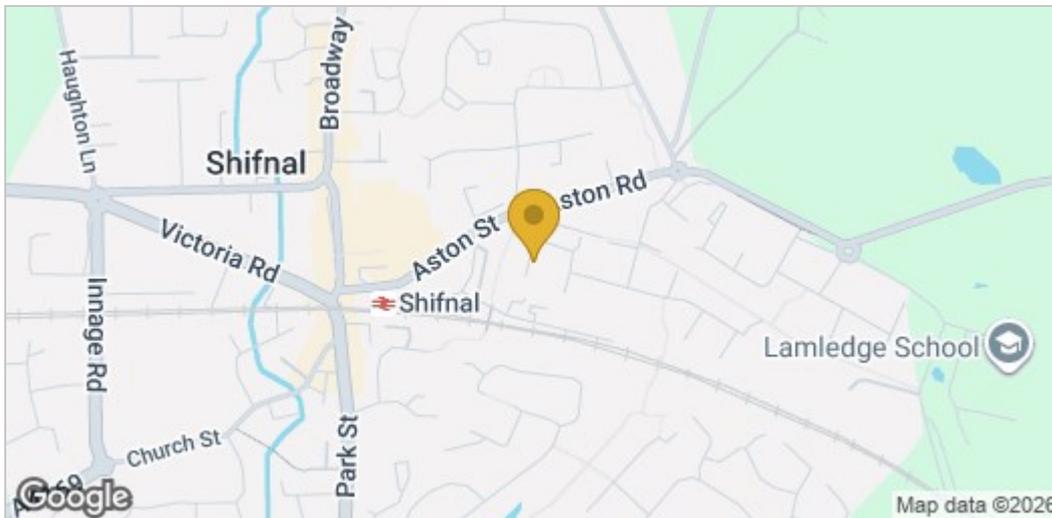
1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



DAVIES  
WHITE  
PERRY  
ESTABLISHED 1806

TOTAL FLOOR AREA : 777 sq.ft. (72.2 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 as to their operability or efficiency can be given.  
Made with Metropix ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		81	
(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.