DAVIES
WHITE
PERRY
ESTABLISHED 1806

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30 Park Street,
Shifnal,
TF11 9BG

OIRO £249,999

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The ground floor comprises of an entrance hallway with under stair storage. A cloakroom, the kitchen has a range of integrated appliances including and oven, grill and hob, fridge and freezer with a recess space for a washing machine. A spacious lounge with a marble mounted gas fire and French doors that open onto the rear garden. A door from the lounge leads into a good sized conservatory. with UPVC doors that open onto the rear garden.

The first floor has a master bedroom and two further bedroom with a tasteful bathroom which has a double shower enclosure and built in vanity washbasin.

Externally, there is a private good sized low maintenance rear garden, with shrubbery borders and trees, also a garden shed.

There are also two off road car 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 under stairs storage and lino flooring.



CLOAK ROOM
4'10" x 2'8" (1.49 x 0.82)
A corner vanity wash basin with LED wall mounted mirror above, a low level W.C and laminate flooring.



LOUNGE
15'8" x 14'0" (4.79 x 4.29)
A spacious lounge with a marble mounted gas fire and French door that open into the rear garden.



KITCHEN
9'10" x 6'6".88'6" (3.01 x 2..27)
A range of white base and wall units with worktops over and splashback tiling above. The kitchen also features an integrated Beko oven and grill, an integrated fridge and freezer, a recessed space for a washing machine, and a composite sink with drainer. Additional features include inset chrome spotlights, chrome electrical sockets and matching light switches



CONSERVATORY
18'1" x 9'8" (5.53 x 2.95)
The downstairs space is complemented by the conservatory with double UPVC doors opening onto the rear garden, along with an additional door providing access to the garden area, where a gate leads through to the front of the property.



FIRST FLOOR



MASTER BEDROOM
12'0" x 14'2" (3.66 x 4.34)
Featuring a double built-in wardrobe with hanging space and shelving, alongside an airing cupboard housing the boiler.



BEDROOM TWO
9'6" x 6'9" (2.91 x 2.07)
A single bedroom overlooking the rear garden.



BEDROOM THREE
8'5" x 6'10" (2.59 x 2.10)
A further bedroom also overlooking the rear garden.



BATHROOM
5'8" x 5'10" (1.74 x 1.78)
Featuring a double shower enclosure with chrome shower fittings, a vanity wash basin and a low-level W.C. Further benefits include a wall-mounted LED mirror with shaver point, a heated towel rail, inset chrome spotlights, an extractor fan and laminate flooring.



REAR GARDEN

A private rear garden featuring a patio area, steps and planted borders with a variety of mature shrubs and trees. The garden also benefits from a useful garden shed.



OUTSIDE

With parking available for two cars.

AGENTS' NOTES:

EPC RATING: TBC - (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 £2,048.59 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 1800mbps

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

Mobile Signal/Coverage Outdoors: EE Good. O2 Good, three Good, Vodafone Good

PARKING: Driveway Parking.

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.

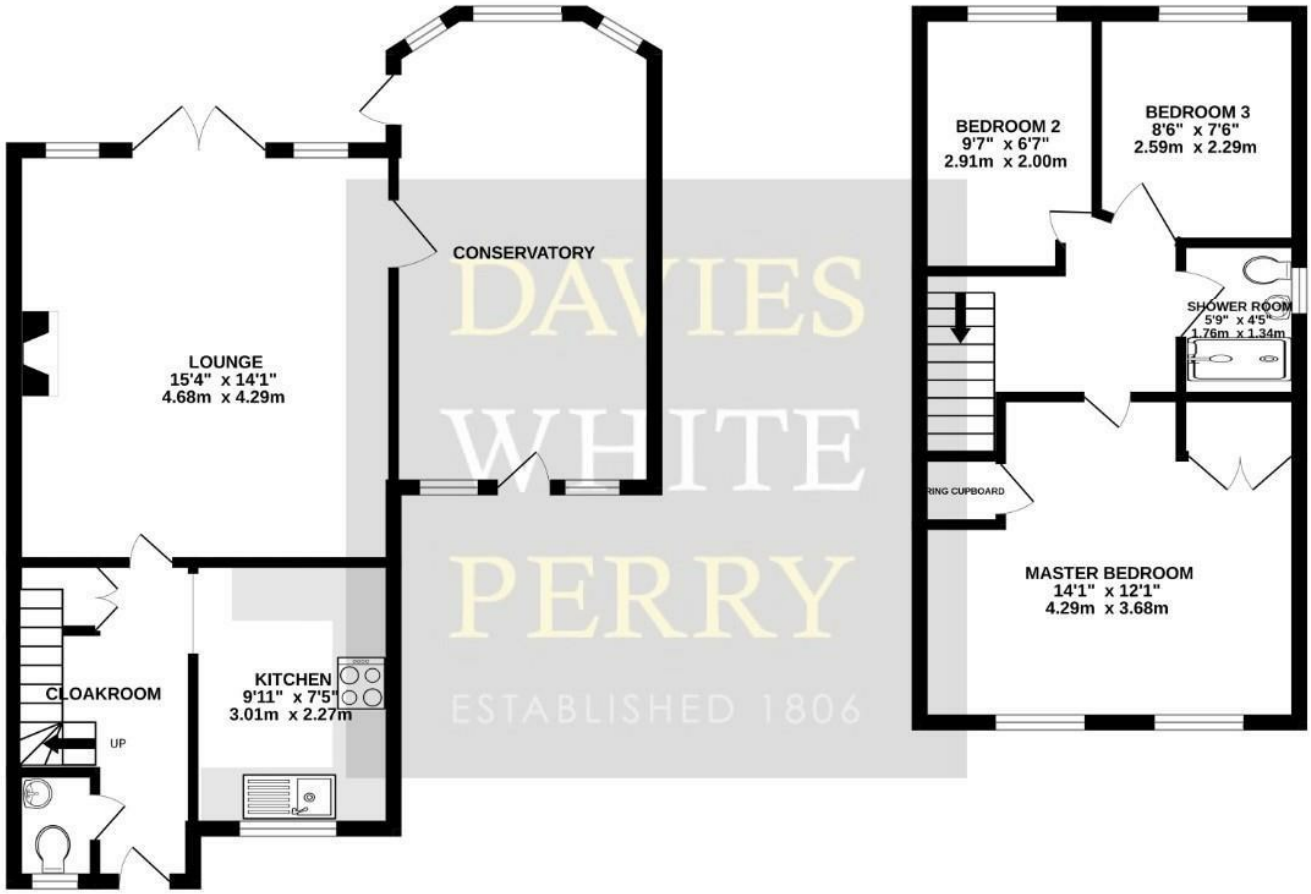
METHOD OF SALE: For Sale by Private Treaty.

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 Market Place, Shifnal head right to Park Street.

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

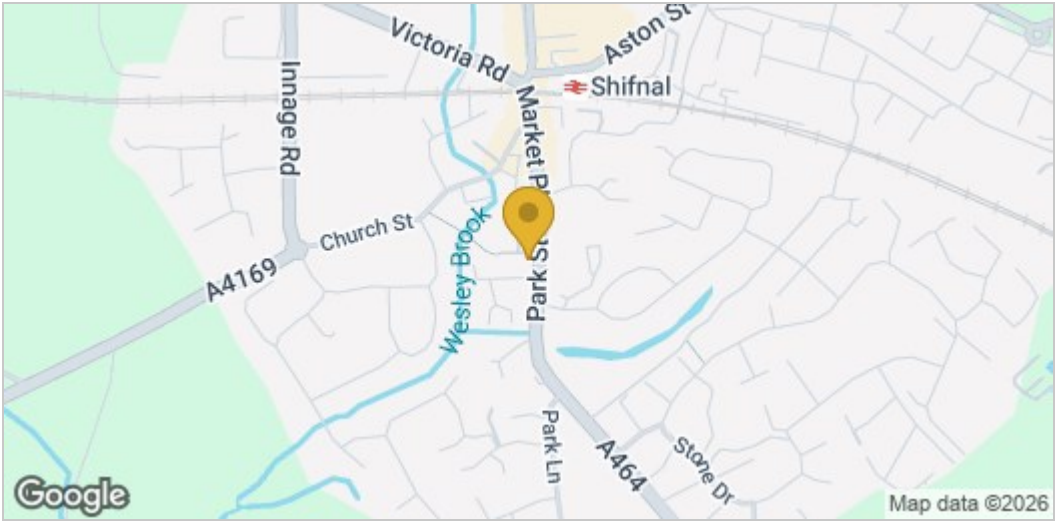
1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.

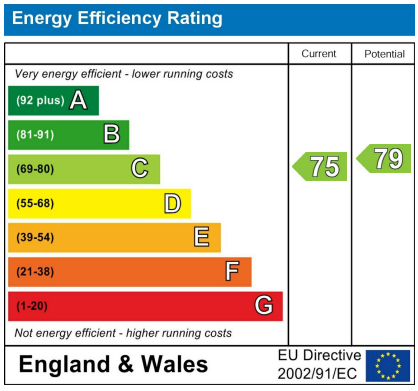


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TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

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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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.