DAVIES
WHITE
PERRY
ESTABLISHED 1806

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10 Lodge Close,
Shifnal,
TF11 9PU

OIRO £254,950

3 1 2 D

A beautifully presented three-bedroom semi-detached home in a popular residential area, offering spacious accommodation, private garden, driveway parking, garage and no upward chain.

The ground floor comprises an entrance hallway leading to a spacious lounge/diner, with double doors opening into the dining room. The kitchen is fitted with a range of integrated appliances, including an oven, grill, hob, fridge and freezer. An inner hallway provides access to the first floor.

The first floor offers a master bedroom and a second double bedroom along with a third single bedroom. The accommodation is completed by a family bathroom. which includes a Triton electric shower.

Outside, the property benefits from a private rear garden featuring a patio area, alongside a lawn and a block paved pathway leading to a further patio area. A side gate provides convenient access to the front driveway. Additional external features include outdoor lighting and a garden tap.

To the front of the property, there is a block paved driveway parking for up to three vehicles along with a single garage.

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 decorative panelling and click flooring.

LOUNGE
21'3" x 10'5" (6.50 x 3.20)
A spacious lounge with double doors opening to the dining room, an electric fire mounted on a marble hearth and decorative surround.

DINER
8'10" x 9'10" (2.70 x 3.00)
Overlooking the rear garden, a partially glazed door leads through to the kitchen.

KITCHEN
10'2" x 8'6" (3.10 x 2.60)
The kitchen is well appointed with a range of Shaker-style base and wall units, complemented by worktops and tiled splashbacks. Integrated appliances include a fridge and freezer, while there is also a newly fitted Indesit oven and grill. An induction hob with extractor fan over, and a designated recess for a washing machine. Additional features include a tiled floor and inset chrome spotlights, with an external door providing convenient access to the rear garden.

INNER HALLWAY
With tiled floor.

FIRST FLOOR
Stairs lead to the first floor, the landing area has loft hatch access and the airing cupboard.

BEDROOM THREE
5'10" x 7'6" (1.80 x 2.30)
A third single bedroom.

MASTER BESROOM
10'2" x 12'1" (3.10 x 3.70)
A large double bedroom overlooking the rear garden.

BATHROOM
5'6" x 6'6" (1.70 x 2.00)
The bathroom is fitted with a panelled bath, complemented by a Triton electric shower over, shower screen and tiled surround. There is also a pedestal washbasin and low-level W.C., together with a chrome heated towel radiator and wood-effect flooring

BEDROOM TWO
9'2" x 10'9" (2.80 x 3.30)
A second double bedroom overlooking the front of the property.

REAR GARDEN

The property benefits from a private rear garden, featuring a patio area and neatly laid lawn. A block-paved pathway leads to a further patio area, with additional features include a garden shed, outside tap and lighting. Side gate access provides a convenient link to the driveway.

SINGLE GARAGE

19'4" x 7'6" (5.90 x 2.30)

With electricity and lighting.

OUTSIDE

A block paved driveway with parking for up to three cars.

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 B (currently £2,007.65 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

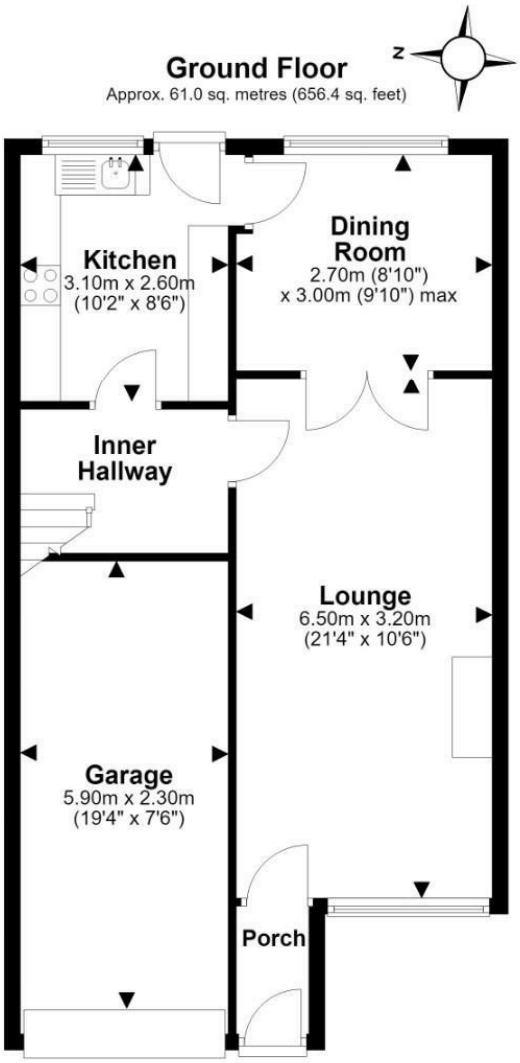
COALFIELD OR MINING AREA: Coal Mining Reporting Area

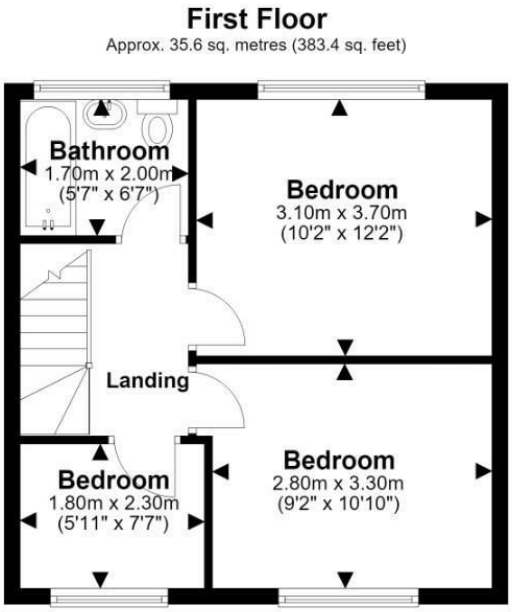
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

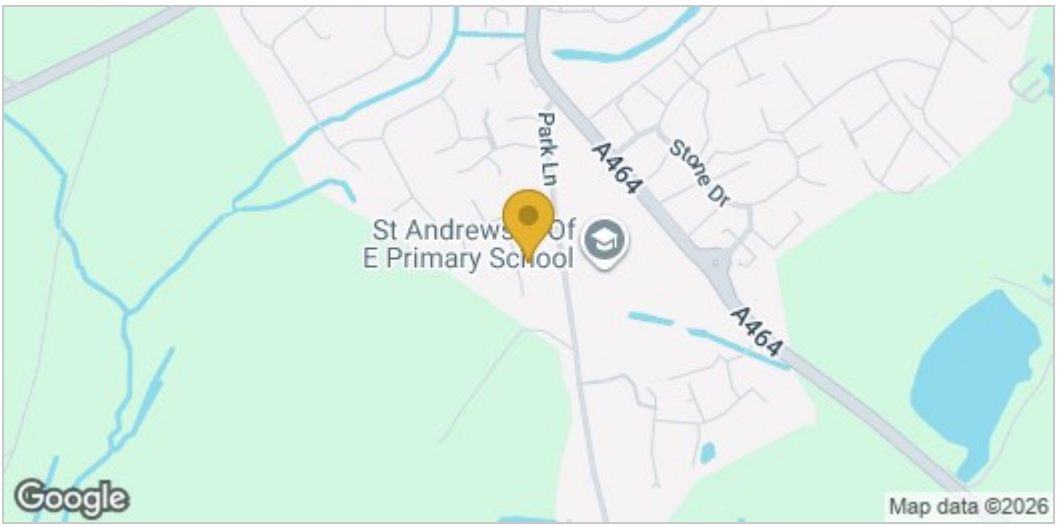
TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk.

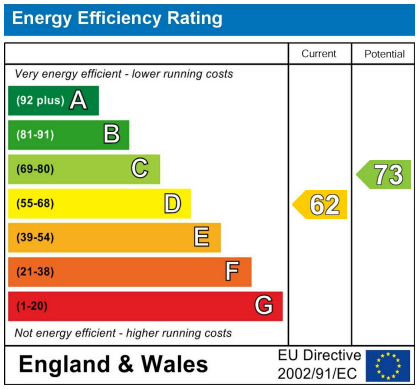
DIRECTIONS: From our offices in Market Place head towards Johns Street, turn right onto Park Lane, turn right onto Brimstree Drive, turn left onto Lodge Close, the property is on the left hand side.





Total area: approx. 96.6 sq. metres (1039.8 sq. feet)





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.