



**28 Innage Road,
Shifnal,
TF11 8AA**

Offers Over £280,000

This charming three-bedroom Edwardian mid-terrace house is set over three floors and blends period character with practical living. The ground floor features an entrance hallway, a cosy lounge with a Clearview wood-burning stove, a spacious dining room with the original cast-iron fireplace, and a kitchen complete with a useful utility area and tiled flooring. The first floor offers two well-proportioned double bedrooms along with a comfortable family bathroom, while the second floor provides a versatile additional room that can serve as a third bedroom, dressing area, home office, or creative space.

Outside, the property offers an attractive rear garden with space for outdoor seating and relaxation, as well as the convenience of an off-road parking space. Viewing is strongly advised to fully appreciate what this home has to offer.

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

14'7" x 3'4" (4.47 x 1.04)

A UPVC glazed front door opens into the entrance hallway, featuring a decorative panelled wall and solid oak flooring.



DINING ROOM

10'11" x 10'5" (3.35 x 3.20)

A large bay window and an original mounted cast iron fireplace.



LOUNGE

11'2" x 10'8" (3.42 x 3.27)

Featuring an inset Clearview wood-burning stove with a decorative wooden surround, solid oak flooring, and French doors opening onto the rear garden patio.



KITCHEN & UTILITY AREA

13'5" x 7'9" (4.11 x 2.37)

Offering a range of light grey base and wall units with wood effect worktops and tiled splashbacks. The kitchen includes a Belfast sink with mixer tap, an integrated fridge and freezer, and integrated Hotpoint oven, grill, hob, and extractor fan. There is a recess for a dishwasher and washing machine, along with a pantry featuring its original wooden door for additional storage. The space includes tiled flooring, inset chrome spotlights, and a UPVC glazed door leading to the rear garden.



FIRST FLOOR

Stairs leading to the first floor.



MASTER BEDROOM

14'6" x 10'5" (4.44 x 3.20)

Featuring dual aspect windows, a built in double wardrobe, and an additional single wardrobe with shelving.



BEDROOM TWO

11'5" x 8'11" (3.50 x 2.72)

A double bedroom, with a double built in wardrobe overlooking the rear garden.



FAMILY BATHROOM

9'0" x 8'0" (2.76 x 2.44)

A well appointed bathroom with a corner shower enclosure finished with chrome fittings and tiled surround, a panelled bath, wash basin, and low level W.C. Two chrome wall mounted radiators, partially tiled walls, and wood effect vinyl flooring.



SECOND FLOOR

Stairs lead to the second floor.

BEDROOM THREE

15'5" x 11'8" (4.71 x 3.56)

Featuring an exposed brick wall, Velux windows, built-in storage cupboards, and inset chrome spotlights. Currently arranged with a dressing area on one side and a study space on the other.



REAR GARDEN

A patio area leads to a decked space with a pergola overhead, followed by a low-maintenance artificial lawn. Planted borders feature shrubs and mature plants, along with an additional patio area. The garden also includes an outdoor shed, an external tap, and a side access gate that opens to a parking area for one car.



PARKING

A private parking space for one car, parking is also available outside the front of the property.

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 £1,849.22 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 1000mbps

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

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

PARKING: Off road parking space.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

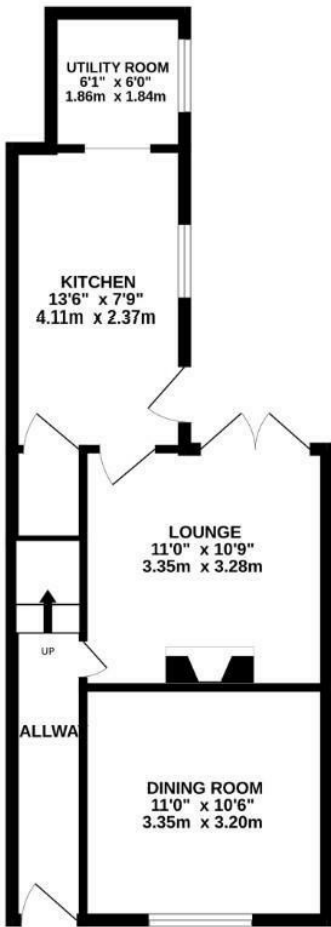
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

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 on Market Place, head south west on Church Street towards John's Street. At the round about take the third exit onto Innage Road, the property is on the right hand side and can be identified with a For Sale board.

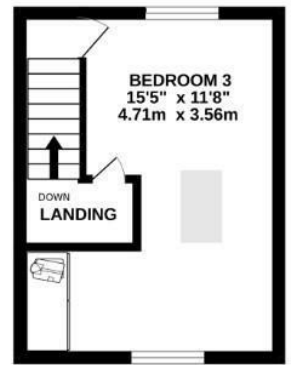
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.

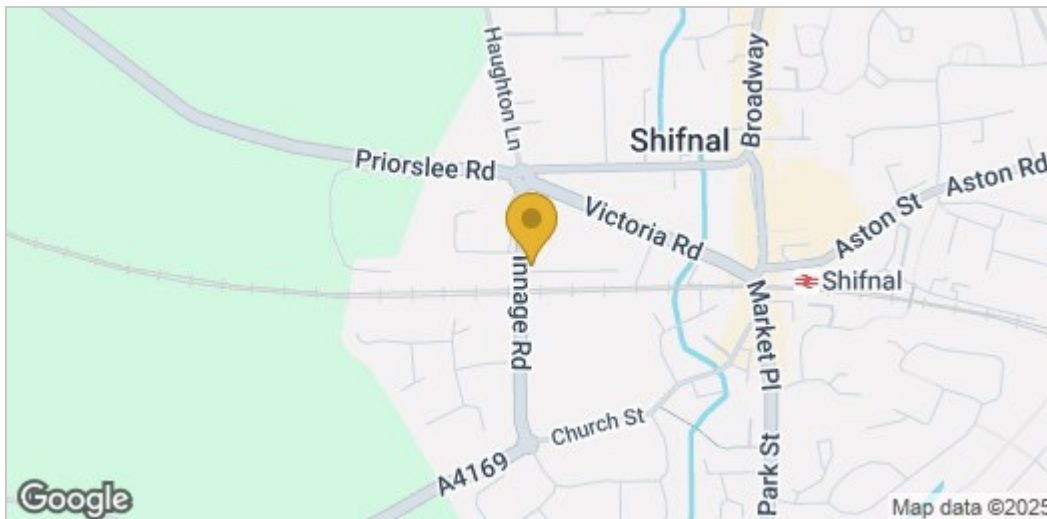


2ND FLOOR
180 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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		
	60	82
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 firms employment has the authority to make or give any representation or warranty in respect of the property.