



Silvermere Park, Shifnal



£625,000

- ***NO UPWARD CHAIN***
- Five-bedroom detached home
- Expansive private rear garden
- Two reception rooms, study, utility room and boot room
- Double garage and driveway
- Walking distance to Shifnal High Street and train station
- Freehold
- EPC rating C

Because property is personal with...

Belvoir



Grove House is a spacious five-bedroom detached home for sale with no upward chain. The property is within walking distance of Shifnal High Street and offers flexible accommodation across two floors.

The ground floor includes a generous living room leading to a large outside decking area with water feature, kitchen, second reception room, study, utility room, pantry and boot room. Bedroom five is also on this floor and has an en-suite, making it well suited to guests or multigenerational living.

Upstairs are four further good-sized double bedrooms and a family bathroom. The principal bedroom has an en-suite, walk-in wardrobes, and Juliet balcony with views over the garden.

The expansive rear garden has multiple decked seating areas, with a babbling brook running along the bottom. A garden cabin with an electricity supply and heating offers potential for use as a home office or gym.

To the front, a horseshoe-shaped gravel driveway sits alongside a lawned garden and provides access to the double garage.

Shifnal High Streets' shops and restaurants, the train station, schools and other local amenities are all close by.

Freehold / Council Tax Band D / EPC C





AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Room Sizes

Living Room 4.44m x 5.65m (14'7" x 18'6")

Cloakroom 1.84m x 0.72m (6'0" x 2'5")

Living Room 1.87m x 3.66m (6'1" x 12'0")

Bathroom 2.81m x 2.16m (9'2" x 7'1")

Study 2.6m x 3.69m (8'6" x 12'1")

Hallway 5.43m x 2.21m (17'10" x 7'4")

Kitchen 4.44m x 3.02m (14'7" x 9'11")

Hallway 1.1m x 2.11m (3'7" x 6'11")

Boot Room 2.38m x 5.79m (7'10" x 19'0")

Landing 2.7m x 2.19m (8'11" x 7'2")

Utility Room 1.69m x 5.19m (5'6" x 17'0")

Landing 1.63m x 3.66m (5'4" x 12'0")

Principal Bedroom 6.61m x 3.05m (21'8" x 10'0")

Garage 7.36m x 5.9m (24'1" x 19'5")

Principal Ensuite 3.06m x 3.05m (10'0" x 10'0")

Cupboard 0.94m x 1.72m (3'1" x 5'7")

Bedroom Five 3.2m x 2.82m (10'6" x 9'4")

Walk-in Wardrobe 3.5m x 1.11m (11'6" x 3'7")

Ensuite 1.37m x 2.83m (4'6" x 9'4")

Cupboard 0.9m x 1.57m (3'0" x 5'2")

Bedroom Four 3.33m x 3.67m (10'11" x 12'0")

Walk-in Wardrobe 3.66m x 1.4m (12'0" x 4'7")

Bedroom Three 5.68m x 2.86m (18'7" x 9'5")

Walk-in Wardrobe 6.02m x 1.41m (19'10" x 4'7")

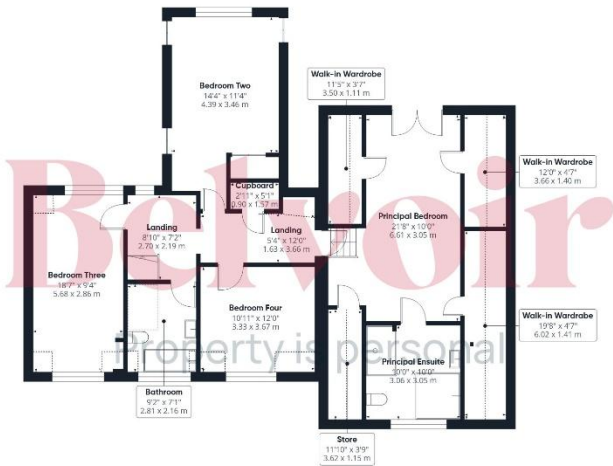
Bedroom Two 4.39m x 3.46m (14'5" x 11'5")

Store 3.62m x 1.15m (11'11" x 3'10")

Floor Plan



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

2994 ft²

278.2 m²

Reduced headroom

148 ft²

13.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

QR Codes



Material Information Report



Virtual Tour



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Belvoir Telford

01952 248000
salestelford@belvoir.co.uk