DAVIES WHITE PERRY
ESTABLISHED 1806

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28 Brimstree Drive,
Shifnal,
TF11 9PY

OIRO £299,950

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A well-presented three-bedroom end-terraced home offering spacious living accommodation, an attractive rear garden, ample off-road parking and a single garage. An ideal family home in a popular residential area.

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
6'3" x 2'11" (1.92 x 0.89)
With wooden effect flooring leading into the dining room.

DINING ROOM
16'1" x 7'5" (4.92 x 2.28)
With partially panelled walls and wooden effect flooring.



LOUNGE
18'6" x 14'0" (5.65 x 4.29)
Wooden double-glazed doors open into a spacious lounge featuring wooden flooring and an electric wall-mounted fire with a marble hearth and wooden surround. The lounge flows seamlessly into the open-plan kitchen/diner, creating a bright and inviting living space.

KITCHEN /DINER
28'1" x 9'9" (8.56 x 2.98)
The kitchen features a range of cream base and wall units complemented by wooden worktops and tiled splashbacks. Further benefits include a composite sink with drainer and mixer tap, an integrated electric oven and hob with extractor fan above, and space for a fridge freezer. Overlooking the rear garden, the kitchen opens into a spacious dining area with additional living space, double patio doors leading out to the garden, and a Velux window allowing natural light into the room.





UTLITY AREA
8'3" x 7'9" (2.52 x 2.38)
A recess area and plumbing for a washing machine, with a wooden work surface, laminate flooring and an extractor fan.



CLOAKROOM
A vanity wash basin, a low level W.C and laminate flooring.



INNER HALLWAY
With an understairs storage cupboard and wooden effect flooring.



FIRST FLOOR
With a loft hatch which has a loft ladder and boarded loft.



MASTER BEDROOM
10'9" x 9'2" (3.30 x 2.80)
With double built in wardrobes overlooking the front of the property.



BEDROOM TWO
12'2" x 9'11" (3.71 x 3.03)
A second double bedroom with double built in wardrobes, overlooking the rear garden.



BEDROOM THREE
7'4" x 5'8" (2.25 x 1.75)
A third single bedroom.



BATHROOM
6'1" x 5'0" (1.86 x 1.53)
A bath with tiled panelling with a chrome shower over and shower screen, a vanity wash basin and W.C.



REAR GARDEN

The rear garden features a paved patio area leading onto a lawn, with raised planted borders containing a variety of mature plants and shrubs. A further raised patio area provides additional outdoor seating space, while other features include a garden shed, outside lighting and a side gate providing access to the driveway.



OUTSIDE

A tarmaced driveway with parking for several cars, a laid lawn to the right with a shruberry and hedged boundary, with a single garage.

SINGLE GARAGE

The garage benefits from electricity and lighting, with internal access via the utility area.

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 (currently £ 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.

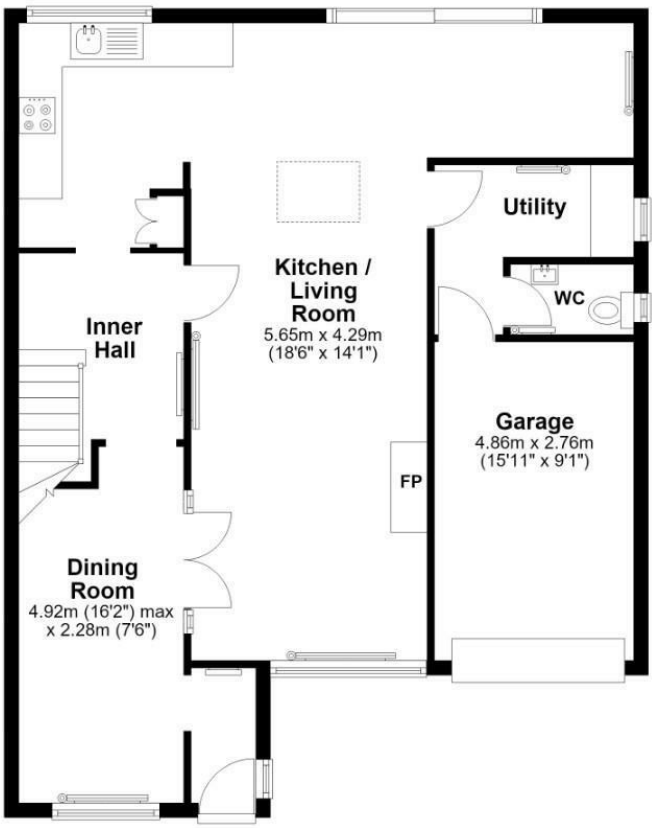
METHOD OF SALE: For Sale by Private Treaty.

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 John Street, turn right onto Park Lane, turn right onto Brimstree Drive, turn right onto Brimstree Drive, the property is the end house on the left hand side.

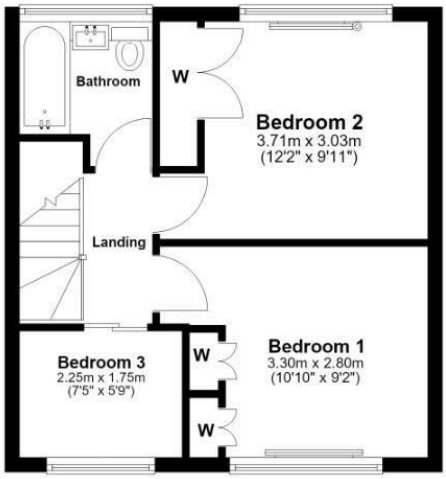
Ground Floor

Approx. 82.2 sq. metres (884.5 sq. feet)



First Floor

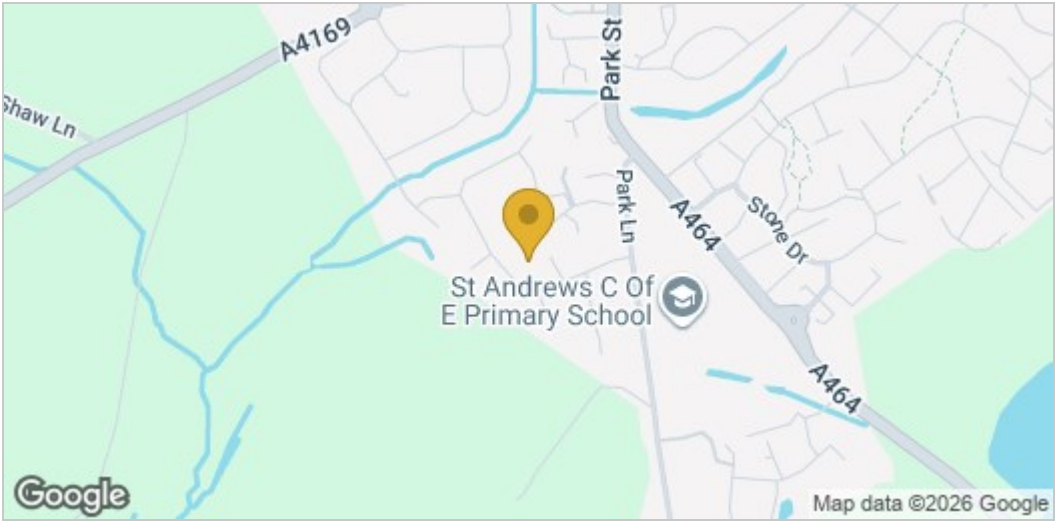
Approx. 33.8 sq. metres (363.4 sq. feet)

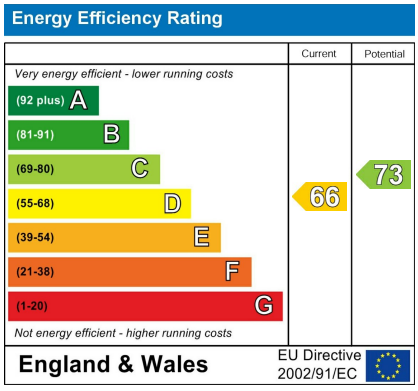


Total area: approx. 115.9 sq. metres (1247.9 sq. feet)

Thi floor plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this plan which should be used for illustrative purposes only.All sizes and dimensions of rooms and walls are approximate,the positioning of doors, windows, other openings, cupboards and kitchen fittings are approximate and for a guide only. This plan is not, nor should it be taken as, an exact representation of the subject property.
Plan produced using PlanUp.

28 Brimstree Drive, Shifnal





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.