

HARWOOD

THE ESTATE AGENT

01952 881010

4 Hopkins Heath, Shawbirch TF5 0LX



£ 3 0 0, 0 0 0 region

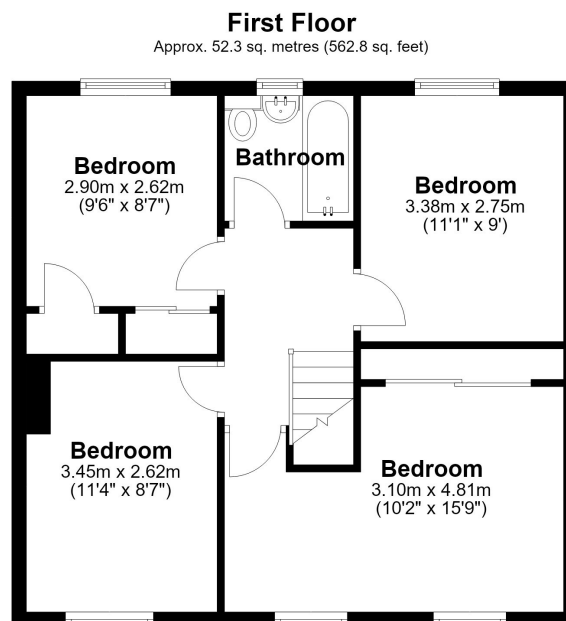
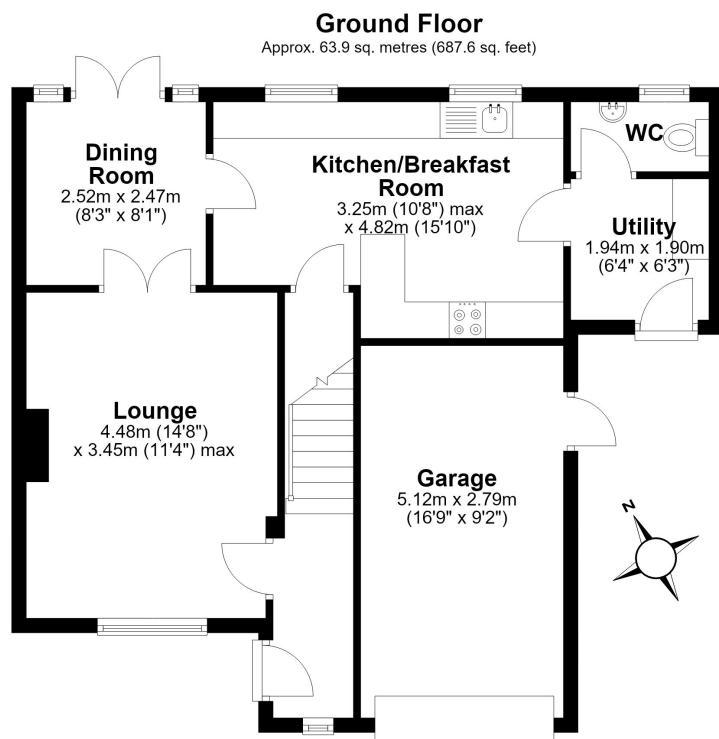
Tucked away in a small cul de sac, this property enjoys a pleasant position with a good degree of privacy. The accommodation begins with an entrance hallway that leads into a generous lounge, with double doors opening through to the adjoining dining room. From here, French doors lead out to the garden, creating a natural connection between the indoor and outdoor spaces. The kitchen and breakfast room is stylish and well arranged, complemented by an adjacent WC and a utility room. The first floor provides four well proportioned bedrooms and a family bathroom, with the main and the second bedroom both benefiting from built in wardrobe storage. Outside, the property offers driveway parking, a garage and a sizeable garden that provides space for outdoor dining, relaxing and a lawned area, making it an ideal setting for a growing family. Local schooling, shops and a well regarded medical practice are all within walking distance. The location is well placed for everyday living, with Telford offering a wide range of retail, leisure and employment opportunities. The town centre provides excellent shopping and dining, along with a mainline railway station and strong transport links that connect easily to the wider region.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		









Total area: approx. 116.2 sq. metres (1250.5 sq. feet)

Tenure Freehold

Council tax Band B

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 10th September 2026