



9 Barn Road, Shifnal

*This Three Bedroom Semi Detached House Offers A Fantastic Opportunity To Create Your Ideal Home In A Highly Desirable Shropshire Location!*

**9 Barn Road, Shifnal, Shropshire, TF11 8EL**

**Asking Price: £225,000**

**Tenure: Freehold**

**Council Tax: Band B – Shropshire**

**EPC Rating: D (61) No: 2319-3066-0201-3646-9200**

**Total Floor Area: 1,034.1sq feet (96.1sq metres) Approx.**

**Services: We are informed by the Vendors that all main services are installed**

**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

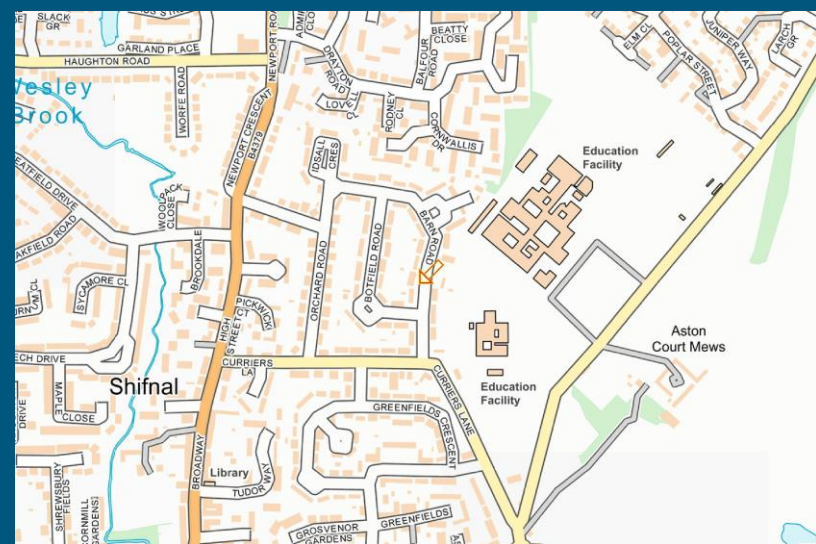
**Mobile: Ofcom checker shows one of four main providers have likely coverage indoor and all four have likely coverage outdoor.**

Situated within a well-established residential area of the popular market town of Shifnal, located just off Curries Lane, this semi-detached property presents an excellent opportunity for buyers seeking a home they can truly make their own. Requiring a comprehensive programme of modernisation and refurbishment throughout, the property offers huge scope to redesign and renovate, making it an ideal purchase for first-time buyers, investors, or those looking to create a bespoke family home.

The accommodation provides generous proportions and a versatile layout at approx. 1,034.sq feet, offering the perfect blank canvas for a purchaser to update to their own specification and style. Subject to any necessary permissions, there is further potential to reconfigure and enhance the living space to suit modern family living requirements. The current accommodation includes entrance hall, 17ft through living room, a separate sitting/dining room and a kitchen at side, fitted with a matching suite of laminate units. The ground floor also includes a rear lobby & downstairs WC. On the first floor, there are three bedrooms and a white bathroom. Externally, the property benefits from ample outdoor parking and a deceptively large mature rear garden.

One of the property's key attractions is its location. Shifnal is regarded as one of Shropshire's most desirable market towns, offering a welcoming community atmosphere alongside an excellent range of amenities, including independent shops, cafés, restaurants, supermarkets and highly regarded schools. The town also benefits from superb transport links, with a railway station providing direct services to Birmingham, Wolverhampton and Telford, whilst the nearby M54 offers convenient access for commuters travelling further afield.

Combining significant renovation potential with a sought-after location, this property represents a rare opportunity for purchasers to acquire a home with excellent scope for improvement and long-term value in one of the region's most popular residential areas. Viewing is highly recommended to fully appreciate the potential on offer.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**Entrance Hall:** PVC double glazed opaque leaded door, built in cloaks cupboard, radiator, L-Shaped staircase to first floor, wall mounted gas fired central heating boiler and double glazed windows to front.

**Living Room: 17'3" (5.25m) x 11'10" (3.60m)**

Black tiled fireplace & hearth with gas coal fire & wood surround, radiator, coved ceiling and double glazed windows to front & rear.

**Dining/ Sitting Room: 12'8" (3.87m) x 10'10" (3.30m)**

Fireplace with stone hearth & gas coal fire, laminate flooring and double glazed [patio doors to rear garden.

**Kitchen: 16'6" (5.07m) x 9'9" (2.97m max)/ 9'5" (2.87m min)**

Fitted with a matching suite of laminate units comprising a range of base cupboards, drawers & suspended wall cupboards, matching worktops with stainless steel 1.5 drainer sink unit, recess & gas point for cooker with stainless steel extractor hood over, plumbing for washing machine, vinyl flooring and double glazed windows to front, rear & side. **Rear Lobby:** PVC double glazed door to rear garden and vinyl flooring. **Downstairs WC:** Low level WC, vinyl flooring and double glazed opaque window to side.

**First Floor Landing:** Built in airing cupboard, loft hatch and double glazed window to front.

**Bedroom One: 13'1" (4.00m) x 10'10" (3.31m)**

Built in cupboard/ wardrobe, radiator and double glazed window to rear.

**Bedroom Two: 11'9" (3.59m) x 9'4" (2.83m)**

Radiator and double glazed window to rear.

**Bedroom Three: 8'7" (2.62m) x 8'2" (2.49m)**

Built in cupboard/ wardrobe, radiator and double glazed window to front.

**Bathroom: 7'5" (2.25m) x 5'11" (1.81m)**

Fitted with a traditional white suite comprising panelled bath with handheld spray, pedestal wash hand basin, low level WC, radiator, part tiled walls and double glazed opaque window to front.

**Rear Garden:** A west facing aspect, the garden has been landscaped with a full width paved patio, shaped lawns, flowering borders with a variety of shrubs & trees, a number of garden outbuildings/ stores, vegetable plot, exterior water, power & lighting, surrounding fencing and gated side access.



IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.











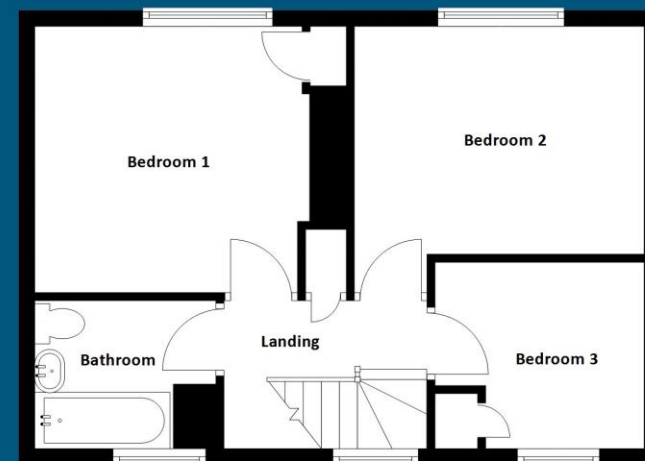
## Ground Floor

Approx. 569.5sq feet (55.4sq metres)



## First Floor

Approx. 437.5sq feet (40.6sq metres)



## 9 Barn Road, Shifnal

**Total Floor Area: 1,034.1sq feet (96.1sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



### PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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