



**51 Beech Drive,  
Shifnal,  
TF11 8HQ**

**OIRO £350,000**

A three-bedroom detached bungalow with a spacious layout, featuring a sunroom, a single detached garage, and a driveway with ample parking for several vehicles. The property is complemented by a generously sized, well-maintained rear garden. Located in a highly sought-after residential area of Shifnal.

Beech Drive is a generously sized three-bedroom detached bungalow, featuring a welcoming entrance hallway with a snug study. There is a spacious lounge and dining room. The property boasts a charming sunroom with views over the delightful rear garden, an inner hallway connects through to the kitchen/breakfast room. There are two double bedrooms, along with a third single bedroom, and both a shower room and a bathroom. The large rear garden is particularly attractive, complete with apple trees and a sun house. Additionally the bungalow includes a single detached garage and a paved driveway providing parking for several vehicles. Offered with no upward chain, viewing is highly recommended..

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**

A PVC glazed entrance door, with a radiator.

### **STUDY**

5'4" x 4'1" (1.65 x 1.27)

### **LOUNGE / DINING ROOM**

28'3" x 14'2" (8.63 x 4.33)

A spacious lounge, dining room having a brick built fire place with a mounted electric fire. There is a provision to have a gas fire if required.

### **SUNROOM**

16'11" x 6'0" (5.17 x 1.85 )

With white PVC sliding doors which open to the rear garden.

### **INNER HALL**

With laminate flooring leading to the Kitchen/ Breakfast room.

### **KITCHEN / BREAKFAST ROOM**

20'7" x 10'9" (6.28 x 3.28)

The kitchen features a variety of wooden base and wall units, with tiled surfaces above the worktops. It is equipped with a stainless steel sink, drainer, and mixer tap. Recessed spaces are provided for a fridge, freezer, cooker, and washing machine. Additionally, there is a breakfast area, and an exterior door opens to the rear garden. Another exterior door, situated near the kitchen entrance, opens to a paved area that leads to the detached single garage and a side entrance gate, providing access to the front driveway.

### **SHOWER ROOM**

### **BEDROOM ONE**

40'0" x 33'1" (12.2 x 10.1)

Overlooking the front of the property, with a radiator.

### **BEDROOM TWO**

37'0" x 26'6" (11.3 x 8.10 )

A second double bedroom, overlooking the front of the property with a radiator.

### **BEDROOM THREE**

33'1" x 22'7" (10.1 x 6.9 )

A single bedroom, situated at the side of the bungalow with a built in storage cupboard and radiator.

### **BATHROOM**

With a panelled bath, pedestal wash basin and low level W.C. The walls are partially tiled and there is laminate flooring and radiator.

### **REAR GARDEN**

The garden is west facing and features a paved patio area that leads to a neatly laid lawn, with a paved pathway surrounding it. Towards the rear of the garden, there are apple trees and a summer house, while the borders are adorned with mature shrubs. A pathway runs along the side of the bungalow, next to the kitchen/breakfast area, providing access to the detached single garage and a side gate leading to the driveway.

### **OUTSIDE**

A paved driveway which offers parking for several cars.

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 E (currently £2,905.90 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:** EE Limited / O2 Likely / Three

None / Vodafone Limited

PARKING: Private driveway and single garage

FLOOD RISK: Rivers & Seas – No risk

COSTAL 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](mailto:shifnal@davieswhiteperry.co.uk)

DIRECTIONS: From our offices in Market Place head north, towards Aston Street, at the round about take the third exit on Houghton Lane, turn Right onto Beech Drive, turn left and stay on Beech Drive the property is situated on the left hand side.

**Ground Floor**

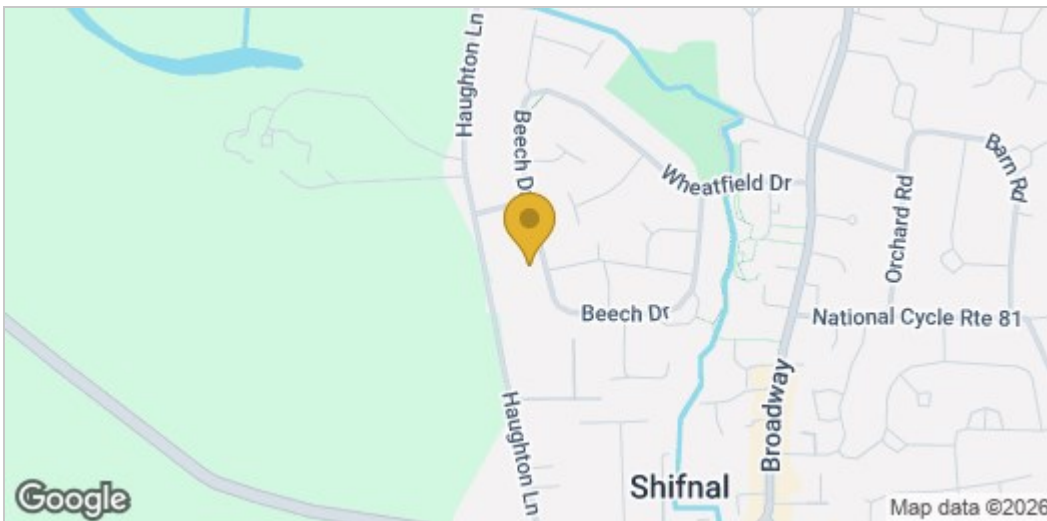
Approx. 111.7 sq. metres (1202.8 sq. feet)



Total area: approx. 111.7 sq. metres (1202.8 sq. feet)

This 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 floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.  
Plan produced using PlanUp.

**51 Beech Drive, Shifnal**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.