



**44 The Lindens,
Shifnal,
TF11 8AB**

OIRO £219,950



The Lindens is an attractive semi detached bungalow, featuring an entrance hallway that leads to the lounge and onto a spacious conservatory that overlooks and opens to the rear garden. The kitchen has shaker style units and space available for a washing machine and fridge freezer. With a good sized master bedroom a second bedroom and a bathroom which has been conveniently converted to a wet room. Additional benefits include driveway parking for several cars and a carport. 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

6'11" x 5'10" (2.12 x 1.80)

A UPVC glazed door with wooden effect laminate flooring.



LOUNGE

16'0" x 12'5" (4.88 x 3.79)

A spacious lounge with wooden effect laminate flooring, two wall lights and access to the conservatory.

KITCHEN

7'10" x 8'9" (2.40 x 2.68)

A selection of shaker-style base units with worktops and tiled splashbacks above. Features include a stainless steel sink with drainer and mixer tap, an integrated oven with grill, and an induction hob. Recessed spaces are provided for a washing machine and fridge freezer. Finished with laminate flooring throughout.

CONSERVATORY

11'5" x 9'2" (3.49 x 2.81)

A brick base conservatory with double glazing and a UPVC glazed door which opens to the rear garden.

BEDROOM ONE

12'5" x 10'9" (3.79 x 3.28)

A good sized master bedroom located at the front of the property.



BEDROOM TWO

7'10" x 8'10" (2.41 x 2.71)



BATHROOM

1.93 x 1.78



REAR GARDEN

A block paved patio leads to a laid lawn area, with planted borders with mature plants & shrubs. With two sheds, one of them having electricity. There is a side access gate that leads to the carport and driveway.



EPC RATING: C - 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 B (currently £1,849.00 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 1800mbps

MOBILE SIGNAL/COVERAGE INSIDE: EE None, O2 Variable, Three Variable, Vodafone Limited

MOBILE SIGNAL/COVERAGE OUTSIDE: EE Variable, O2 Good, Three Good, Vodafone Good

PARKING: Driveway Parking and Carport.

FLOOD RISK: Rivers & Seas – Low risk



OUTSIDE

A block paved driveway and carport with driveway parking for several cars. A planted border beneath the bedroom windows and to the left hand side of the driveway planted with mature plants & shrubs.

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

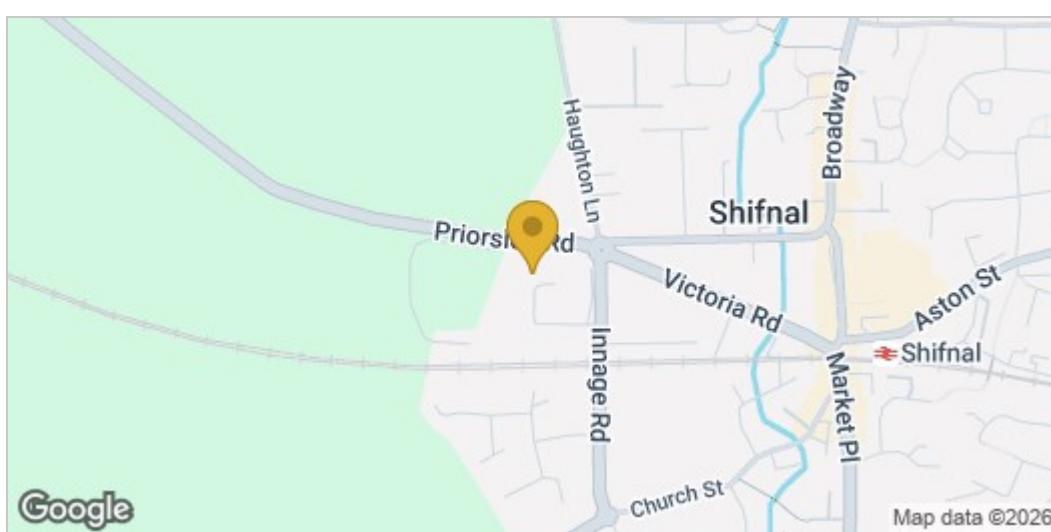
DIRECTIONS: From our offices in Market Place head south towards Church Street, at the round about take the third exit onto Innage Road, turn left onto the Lindens, the property is on the left hand side and can be identified with a for sale board.



TOTAL FLOOR AREA: 673 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is intended for guidance purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 71 | |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.