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WHITE
PERRY
ESTABLISHED 1806

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19 Bluebell Way,
Shifnal,
TF11 8FD

OIRO £425,000

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A well-presented four bedroom detached family home offering four generous double bedrooms, including a master bedroom with an en-suite. The property benefits from a private rear garden, driveway parking, zoned heating to both the ground and first floor, and security cameras installed to the front and rear for added peace of mind.

The ground floor comprises an entrance hallway leading through to a spacious lounge and an open-plan kitchen/dining room. The kitchen is fitted with a range of integrated appliances, including an oven, grill, microwave, gas hob, and dishwasher. Both the lounge and kitchen/dining room benefit from attractive wooden flooring. French doors from the kitchen/dining room open onto the private rear garden. The ground floor accommodation is completed by a utility room and a downstairs cloakroom.

The first floor offers a spacious master bedroom with built in wardrobes and an en-suite shower room. Bedroom two also benefits from built in wardrobes, while bedrooms three and four are both generous double bedrooms. The accommodation is completed by a modern family bathroom.

Outside, the property benefits from a private rear garden featuring a generous patio area, ideal for outdoor dining and entertaining, alongside a well-maintained lawn bordered by mature shrubs and planting. A side gate provides convenient access to the front driveway. Additional external features include outdoor lighting and a garden tap.

To the front of the property, there is driveway parking for two vehicles along with a single garage. The frontage also includes a laid lawn area with a planted border.

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
Leads into the lounge.

LOUNGE
15'3" x 11'0" (4.65 x 3.37)
A spacious lounge with wooden flooring.



KITCHEN DINER
17'6" x 10'9" (5.35 x 3.28)
The kitchen is fitted with an attractive range of white and wood-effect wall and base units, including a practical pull-out larder cupboard, complemented by work surfaces and splashback tiling. Integrated AEG appliances include an oven, grill and microwave, alongside a gas hob with extractor hood and an integrated dishwasher. Further benefits include wood flooring, a useful storage cupboard and French doors opening directly onto the private rear garden





UTILTY ROOM
7'2" x 6'2" (2.20 x 1.90)
Fitted with white wall and base units, the room provides plumbing for a washing machine and space for a tumble dryer. There is a stainless steel sink with drainer and mixer tap, an extractor fan, and the boiler is also housed here. Finished with laminate flooring, the space also benefits from an external door providing direct access to the rear garden.



CLOAKROOM
Comprising of a corner wash hand basin and low-level W.C., this cloakroom is finished with laminate flooring and benefits from an extractor fan.



FIRST FLOOR
The landing provides access to the airing cupboard and loft hatch.



MASTER BEDROOM
13'7" x 11'0" (4.16 x 3.37)
A spacious master bedroom positioned to the front of the property, benefiting from built-in double wardrobes.



ENSUITE
6'5" x 5'6" (1.97 x 1.69)
The en-suite offers a double shower enclosure with sliding doors and contemporary chrome fittings, along with a vanity wash hand basin and low level W.C. The space is finished with fully tiled walls and flooring, and further benefits from a wall-mounted shaver point, extractor fan, and a chrome heated towel rail.



BEDROOM TWO
13'7" x8'8" (4.16 x2.65)
Overlooking the rear garden with double built in wardrobes.



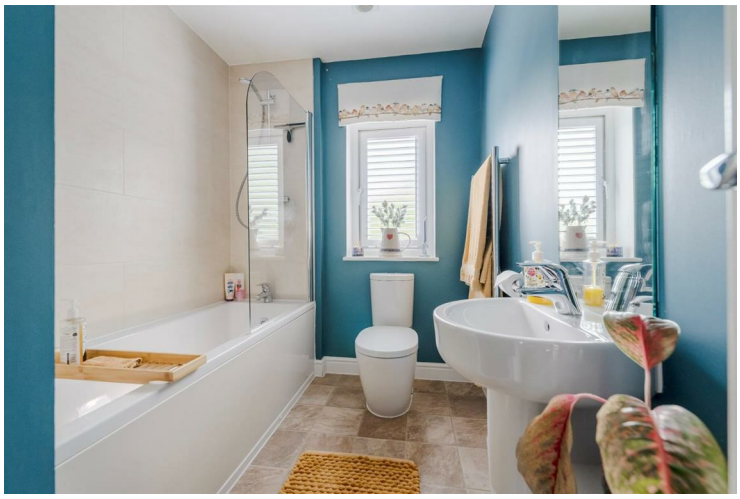
BEDROOM THREE
12'4" x 8'6" (3.77 x 2.60)
A double bedroom overlooking the front of the property.



BEDROOM FOUR
12'4" x 9'6" (3.77 x 2.90)
A fourth double bedroom also overlooking the rear garden.



FAMILY BATHROOM
8'11" x 6'3" (2.73 x 1.92)
The bathroom is fitted with a panelled bath with shower over, complete with chrome fittings and a shower screen. There is a freestanding wash hand basin and a low-level W.C., along with a chrome heated towel rail. The room is finished with laminate flooring and benefits from an extractor fan.



REAR GARDEN
The property enjoys a private rear garden featuring a generous patio area that leads onto a well-maintained lawn. The borders are planted with a variety of mature shrubs and plants, and the garden further benefits from outside lighting, an external tap, and side gate access to the driveway.



OUTSIDE
With driveway parking for two vehicles, a laid lawn area and a planted border.

GARAGE
18'10" x 9'4" (5.76 x 2.86)
A single garage with electricity and lighting.

AGENTS' NOTES:

EPC RATING: TBC - C (77) 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 D (currently £2,581.27 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 1800mbps

Mobile Signal/Coverage Indoors: EE Good, O2 Variable, Three Variable, Vodafone Good

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Driveway parking and single garage

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

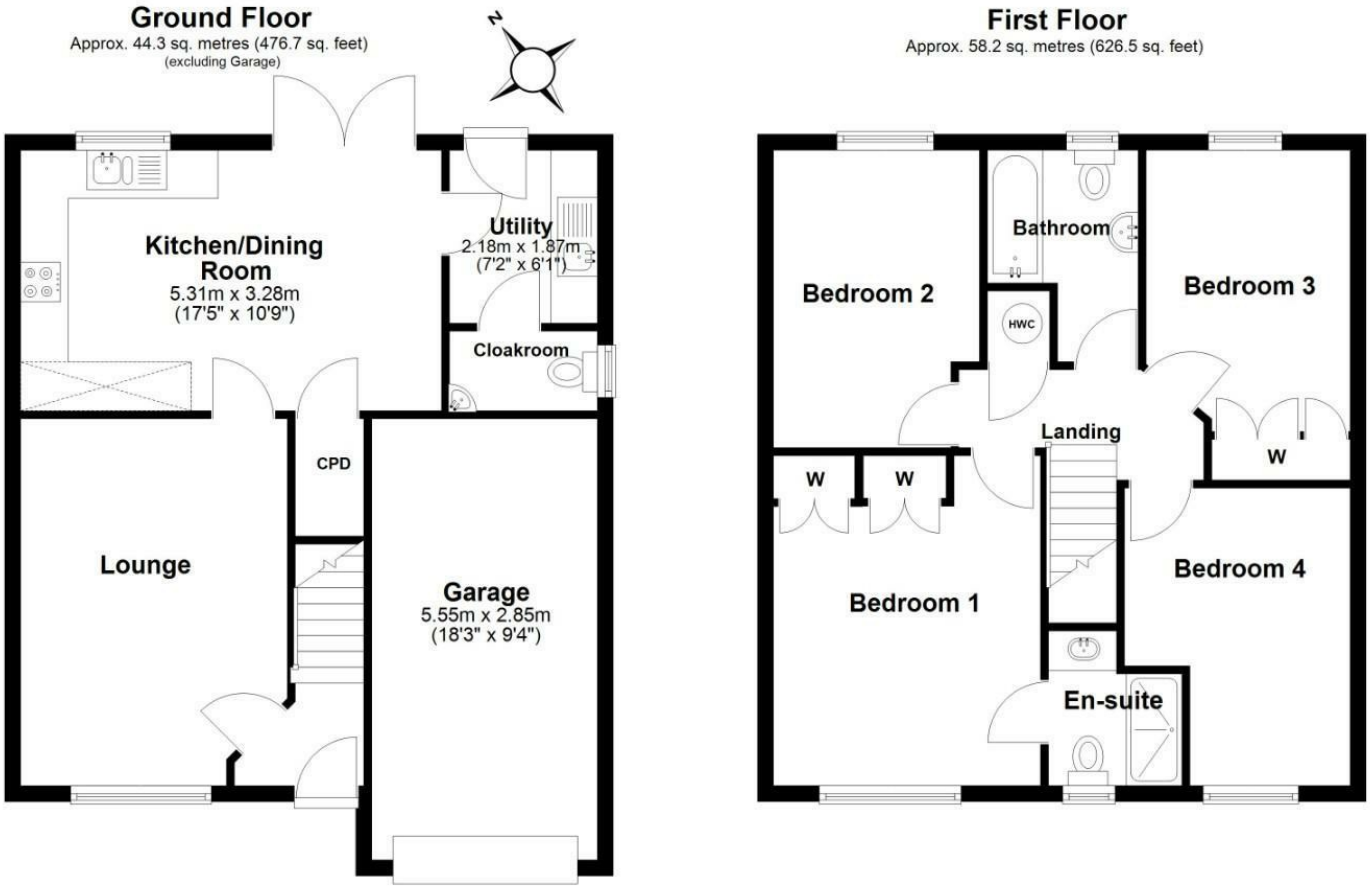
COALFIELD OR MINING AREA: Coal Mining Reporting Area

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.

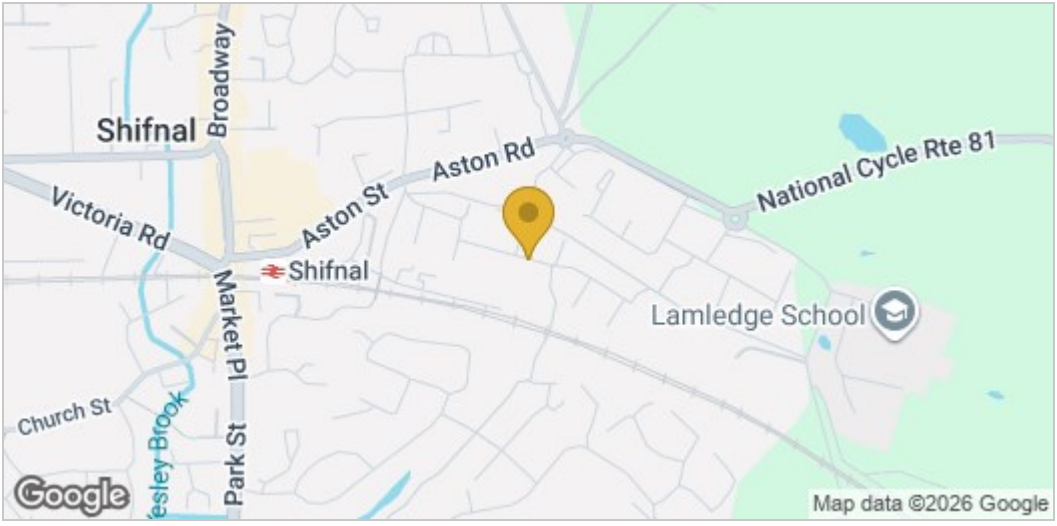
DIRECTIONS: From our office in Market Street head towards Aston Street, turn right on Aston Street, at the roundabout take the third exit onto Springhill, turn left onto Bluebell Way, the property is on the left.

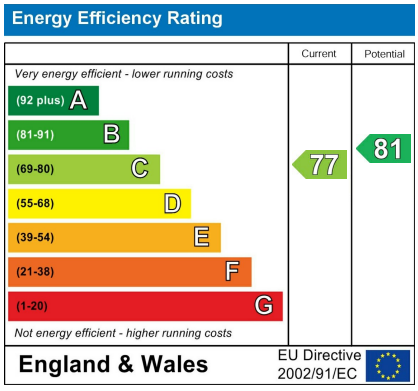


Total area: approx. 102.5 sq. metres (1103.2 sq. feet)

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 fittingsare 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.

19 Bluebell Way, 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.