



## The Lindens, Shifnal

£235,000



Freehold | EPC rating: TBC

- \*\*\*NO UPWARD CHAIN\*\*\*
- Private enclosed rear garden
- Walking distance to Shifnal town centre

- Three-bedroom semi-detached home
- Detached garage & carport
- Close to shops & schools

**Belvoir**

Property is personal

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## Description

### The Lindens, Shifnal

Situated in the highly desirable residential area of **The Lindens, Shifnal**, this three-bedroom semi-detached home offers spacious and practical accommodation with excellent potential for improvement. **Whilst well maintained, the property is in need of decorative modernisation**, presenting an ideal opportunity for buyers to update and personalise the accommodation to their own taste and requirements.

The property is approached via a driveway providing off-road parking and benefits from a **carport to the side**, leading to a **detached garage**, offering additional parking, storage, or workshop space. To the rear, there is a **private enclosed garden**, providing an attractive outdoor space for relaxation, entertaining, and family enjoyment.

The accommodation briefly comprises an entrance porch opening into a welcoming hallway, with stairs rising to the first floor. The fitted kitchen offers a range of wall and base units with space for appliances, while the generous lounge enjoys views over the rear garden and provides an excellent space for everyday living and entertaining.

To the first floor, the landing gives access to **three bedrooms**, including two well-proportioned doubles and a third bedroom suitable as a child's room, guest room, nursery, or home office. A family bathroom completes the accommodation.

The property enjoys a convenient location within easy reach of **Shifnal town centre**, which offers a wide range of **shops, hostleries, cafés, restaurants and a train station**, providing excellent commuter links. A variety of other local amenities, recreational facilities and well-regarded schools are also close by, making this an ideal home for families, first-time buyers, investors and commuters alike.

Offering excellent potential in a sought-after location, early viewing is highly recommended to fully appreciate the accommodation, outside space and opportunity available.

FREEHOLD / COUNCIL TAX BAND B /EPC RATING TBC

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## Photographs



## Rooms

### Entry

1.78m x 0.78m (5'10" x 2'7")

### Hallway

3.53m x 1.77m (11'7" x 5'10")

### Kitchen

3.55m x 2.99m (11'7" x 9'10")

### Living Room

4.92m x 3.36m (16'1" x 11'0")

### Landing

2.67m x 0.86m (8'10" x 2'10")

### Bedroom One

3.55m x 3m (11'7" x 9'10")

### Bedroom Two

3.35m x 3.02m (11'0" x 9'11")

### Bedroom Three

1.83m x 1.78m (6'0" x 5'10")

### Bathroom

1.82m x 1.64m (6'0" x 5'5")

### Garage

5.64m x 3.11m (18'6" x 10'2")

# Floorplan



# Map

