



**31 Victoria Road,  
Shifnal,  
TF11 8AE**

**OIRO £285,000**



Victoria Road is a two bedroom Victorian end-terraced house offering generous living space and charming period features, including original wooden doors throughout and original fireplaces in both bedrooms. The property boasts a pleasant rear garden, a double garage, and off road parking. A home with great potential.

The property features a welcoming entrance hallway on the ground floor, leading to a lounge, dining room, breakfast room, kitchen, downstairs cloakroom and a conservatory.

Upstairs, the first floor offers two spacious double bedrooms and a family bathroom.

Outside, there is a generously sized and well-maintained rear garden, complemented by a double garage and private access parking. The front of the property includes a low-maintenance garden area enclosed by a brick wall.

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

With solid wooden floor, understairs storage cupboard and stairs to first floor.

### LOUNGE

13'6" x 11'7" max ( 4.14 x 3.54 max)

With wooden flooring and a mounted remote control gas fire which is bricked behind and has a fire surround.



### DINING ROOM

13'5" x 9'4" (4.10 x 2.87)

There is a gas mounted fire on a marble base and surround, double wooden doors lead to the conservatory.



### BREAKFAST ROOM

9'3" x 8'11" (2.82 x 2.73)

With quarry tile flooring and some cupboard space.



### KITCHEN

10'3" x 8'11" (3.14 x 2.73)

With wooden base and floor units having worktops over and tiling above. A stainless steel sink drainer and hot and cold tap. Recess space for a washing machine, tumble dryer, fridge, freezer and cooker. The flooring is tiled. With a trap door to the cellar.





## CLOAKROOM

A free standing wash basin and low level W.C.. With tiled flooring and loft access.

## CONSERVATORY

15'3" x 6'1" (4.65 x 1.87)

A UPVC conservatory with vinyl flooring and an access door leading to the garden.



## FIRST FLOOR

A wooden staircase and Loft access on the landing area.



## MASTER BEDROOM

15'5" x 13'7" (4.70 x 4.15)

A spacious bedroom located at the front of the property. With two wooden built in double wardrobes, wooden flooring and a feature original iron fireplace.



## BEDROOM TWO

13'5" x 9'4" (4.09 x 2.87)

Overlooking the rear garden a second double bedroom, with a feature original cast iron fireplace.



## BATHROOM

A single shower enclosure, a panelled bath, a pedestal wash basin and low level W.C. The walls are partially tiled and laminate flooring.



## REAR GARDEN

A spacious and charming garden featuring a raised patio area,



wooden planters filled with vegetables, and well-established borders with mature plants and shrubs. The garden also includes a greenhouse, a shed, and a water butt."



## DOUBLE GARAGE

With an electric door and electricity and lighting.



## OUTSIDE

There is a private access road which leads to the rear of the property and provides parking for the property.

The front of the property has a mature planted area which is low maintenance and looks after itself.

To the side of the property there is a shared access path with the neighbouring property for bin collection.

EPC RATING: D - a copy is available upon request.

SERVICES: We are advised that there is a shared water supply with neighbouring properties, 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 C (currently

£2,016.16 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 double garage

FLOOD RISK: Rivers & Seas – Low risk

COASTAL EROSION RISK: None in this area

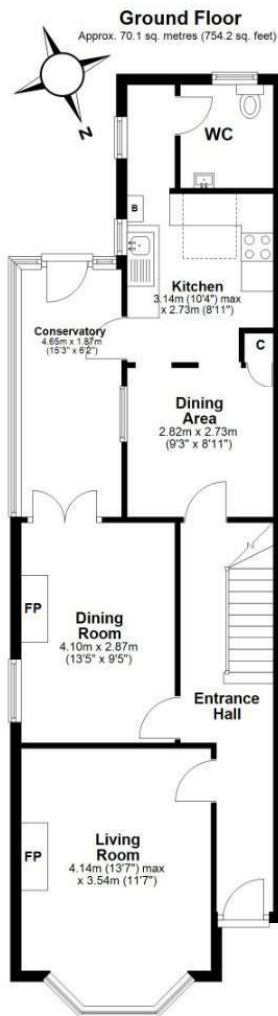
COALFIELD OR MINING AREA: Coal Mining Reporting Area

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

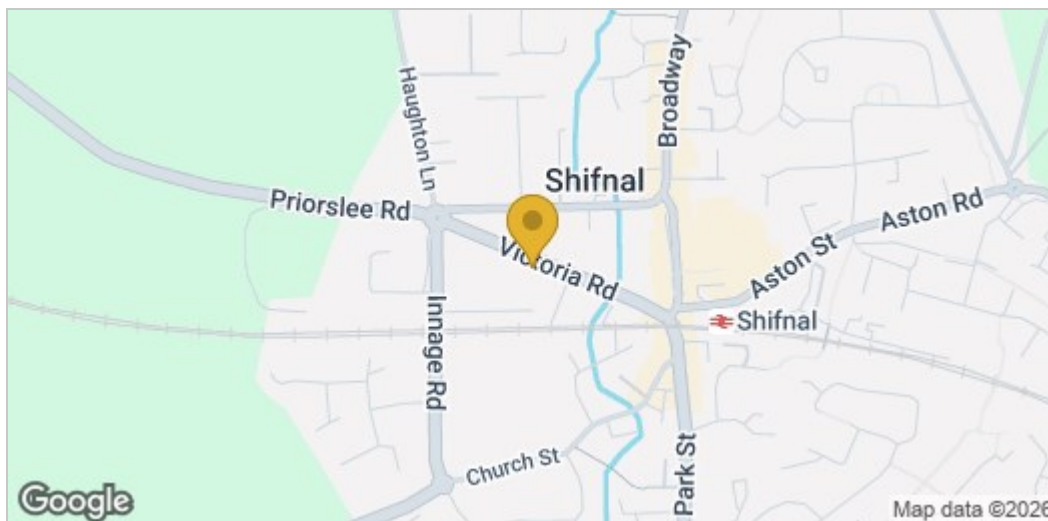
DIRECTIONS: From our offices in Market Place head north towards Aston Street, 31 Victoria Road is on the left hand side and can be identified with a For Sale board.



Total area: approx. 117.6 sq. metres (1265.3 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.

31 Victoria Road, Shifnal



| 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                             | EU Directive<br>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.