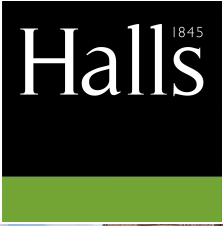


FOR SALE

2 Shaw Croft, Sheriffhales, Shifnal, TF11 8SP



FOR SALE

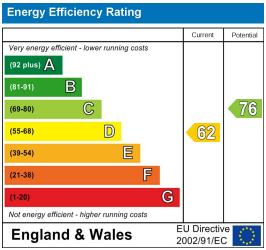
Offers in the region of £500,000

2 Shaw Croft, Sheriffhales, Shifnal, TF11 8SP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An immaculate 4 bedroom detached property that has been recently renovated and extended by the current owners.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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2 Reception
Room/s


4 Bedroom/s


2 Bath/Shower
Room/s





- Extended
- Recently Refurbished
- Integral Garage
- Open-Plan Living
- Village Location
- Great Transport Links

DESCRIPTION
This exceptional detached family home has been beautifully upgraded by the current owners, offering a fantastic and flexible layout that must be seen to be fully appreciated. Located in the highly desirable village of Sheriffhales, the property benefits from excellent road links and easy access to local amenities. The ground floor features an inviting entrance hallway with a striking staircase complemented by glass panels. The spacious, upgraded open-plan kitchen/living/dining room is equipped with integrated appliances, perfect for modern family living. Additionally, there's a separate sitting room with a log burner, a versatile family room, and a bright orangery that has been recently built. A side entrance porch and a convenient ground floor WC complete the ground floor accommodation. Upstairs, the generous main bedroom includes fitted wardrobes and a recently refitted en-suite shower room. Three further good-sized bedrooms, each with a wardrobe recess, are also located on this floor, along with an outstanding family bathroom, which has been tastefully refitted to a high standard. Outside, the property enjoys beautifully landscaped rear gardens, featuring a large patio area ideal for outdoor entertaining. The garage, with an electric door, provides additional storage, while driveway parking offers ample space for vehicles. Other benefits include oil-fired central heating, double glazing, and the added advantage of no upward chain. This is a superb family home in an enviable location—viewing is highly recommended to fully appreciate all it has to offer.

LOCATION
Sheriffhales is a charming village set amidst the stunning, rolling Shropshire countryside, yet it offers excellent connectivity to major road networks. The A5 and A41 corridors, along with the M54 motorway, provide easy access to key commercial hubs such as Telford, Wolverhampton, and Birmingham. Local amenities are available in the nearby former market town of Shifnal. The area boasts a range of excellent schooling options, including Adams Grammar School in Newport, Birchfield Preparatory School in Albrighton, St. Dominic's Grammar School in Brewood, and Wolverhampton Grammar School. Additionally, the village itself is home to a well-regarded primary school. Sheriffhales has a vibrant community spirit, supported by local initiatives such as a Solar Farm, which generates funds for the Church, school, and village hall. The village also has an active Community Choir, which performs regularly, a WhatsApp group fostering ongoing communication, ten community magazines each year, and its own dedicated field. For those interested in outdoor pursuits, two golf clubs are just a ten-minute drive away, while the Lilleshall Hall Sports Centre—part of the same parish—provides a hub for excellence in a wide range of activities, managed by the Sports Council.

DIRECTIONS
From Wellington, head towards the M54 and join the Eastbound Carriageway, continuing along until you exit at Junction 3. Take the first exit and follow the A41 for around 2 miles, continuing straight ahead over the Pickmere Roundabout. Take a left turn onto King Street and follow the road until you get to the T Junction at the B4379 where you take a left turn. Follow the B4379 into Sheriffhales, before taking a left turn into Kettlemore Lane, then the second right into Shaw Croft where the house can be found on the left-hand side.

- ROOMS**
- GROUND FLOOR
 - ENTRANCE HALL
 - OPEN PLAN KITCHEN/LIVING/DINING ROOM
 - FAMILY ROOM
 - STUDY
 - BOOT ROOM
 - W.C.
 - FIRST FLOOR
 - LANDING
 - BEDROOM 1
 - EN-SUITE
 - BEDROOM 2
 - BEDROOM 3
 - BEDROOM 4
 - BATHROOM
 - EXTERNAL
 - INTEGRAL GARAGE
 - FRONT GARDEN
 - REAR GARDEN

LOCAL AUTHORITY
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
Tel: 0345 678 900

COUNCIL TAX BAND
The property is currently showing as Council Tax Band E. Please confirm on the Shropshire Council website.

TENURE AND POSSESSION
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: telford@halls.gb.com.