



**24 West Way,
Shifnal,
TF11 8GR**

OIRO £335,000



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A well presented Three Bedroom Detached House, with an inviting lounge and a spacious Kitchen/ Diner with the benefit of a separate Utility area. With a low maintenance rear garden and driveway with E.V charging point, parking and a single garage.

The ground floor of the property features an entrance hallway and a convenient cloakroom. The lounge offers a pleasant view to the front of the property, while the spacious kitchen/diner is filled with natural light from Velux windows and French doors that open into the rear garden. A utility area adjoins the kitchen, providing added practicality.

On the first floor, the master bedroom has an ensuite with a double shower enclosure, With two further bedrooms and a family bathroom.

Externally, the property offers driveway parking. The front garden is gravelled with a patio pathway and shrubbery borders.

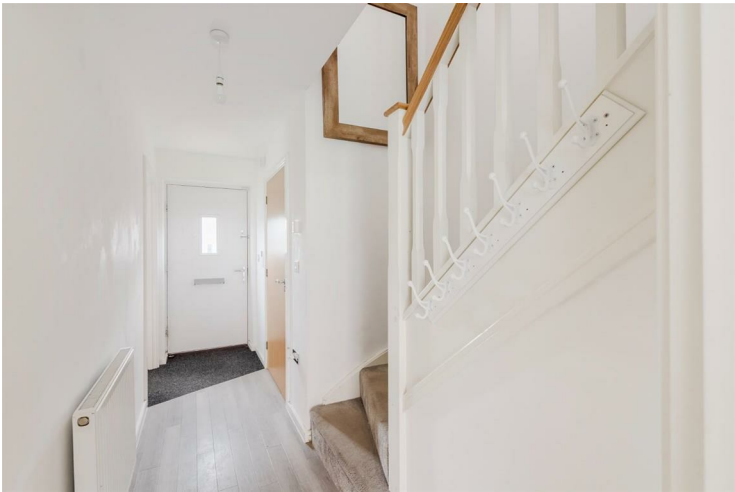
At the rear a patio area leads to a low maintenance artificial lawn. A side access gate allows easy entry to the driveway and single garage, with an access door to the garage from the garden. Also equipped with an outdoor light, tap, and electricity.

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

13'3" x 6'10" (4.06 x 2.10)

With Karndean flooring.



LOUNGE

17'8" x 10'0" (5.39 x 3.07)

Featuring a bay window and Karndean flooring.



CLOAKROOM

6'3" x 3'0" (1.91 x 0.92)

A pedestal washbasin with splash back tiling above, a low level W.C and Karndean flooring.



KITCHEN DINER & FAMILY AREA

22'0" x 17'2" (6.72 x 5.25)

A spacious and versatile kitchen/diner with a family area. The kitchen features a range of white gloss base and wall units, complemented by grey-effect worktops and a range of integrated appliances, including a fridge/freezer, dishwasher, oven and grill, and gas hob. A chrome splashback and extractor fan complete the contemporary finish.

The room benefits from three Velux windows, providing plenty of natural light, along with French doors opening directly onto the rear garden.



UTILITY AREA

Double doors within the kitchen open to reveal a useful utility

area, with plumbing for a washing machine and space for a tumble dryer. The area also benefits from additional cupboard space, providing storage.



FIRST FLOOR

The landing area has an airing cupboard where the boiler is located and there is also a loft hatch.



MASTER BEDROOM

11'9" x 10'1" (3.60 x 3.08)

A spacious master bedroom overlooking the front of the property.



ENSUITE

10'0" x 4'0" (3.06 x 1.23)

With a double shower enclosure with a tiled splash back behind. A vanity washbasin with fitted mirror above, low level W.C, Karndean flooring, a chrome heated towel rail and inset chrome spotlights.



BEDROOM TWO

8'6" x 10'4" (2.61 x 3.16)

A second double bedroom overlooking the rear garden.



BEDROOM THREE

8'4" x 6'11" (2.56 x 2.11)

A third single bedroom.



BATHROOM

8'3" x 6'9" (2.53 x 2.06)

A panelled bath with a chrome mains-fed shower over, complemented by tiled walls and a shower screen. The bathroom also features a vanity wash basin with a fitted mirror above, a low-level W.C., chrome heated towel rail, and Karndean flooring.



REAR GARDEN

A low maintenance rear garden with a laid patio and artificial lawn, a side gate which leads to the driveway and an access door to the single garage.



SINGLE GARAGE

With lighting and electricity.

OUTSIDE

A shrubbery planted front garden with a pathway leading to the front door, driving parking for two or more cars with an E.V charging point.

AGENTS' NOTES:

EPC RATING: B 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 1000mbps

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

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

PARKING: Private driveway and 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.

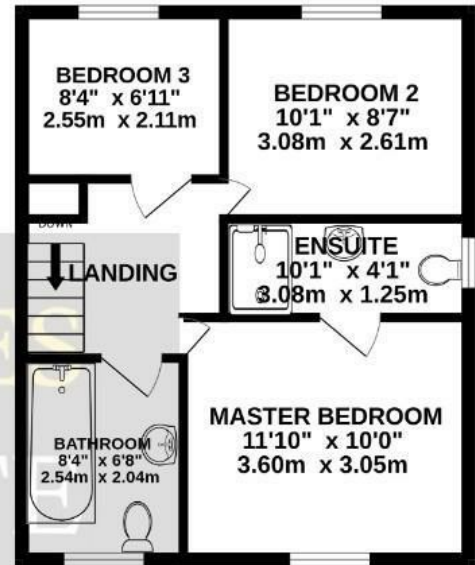
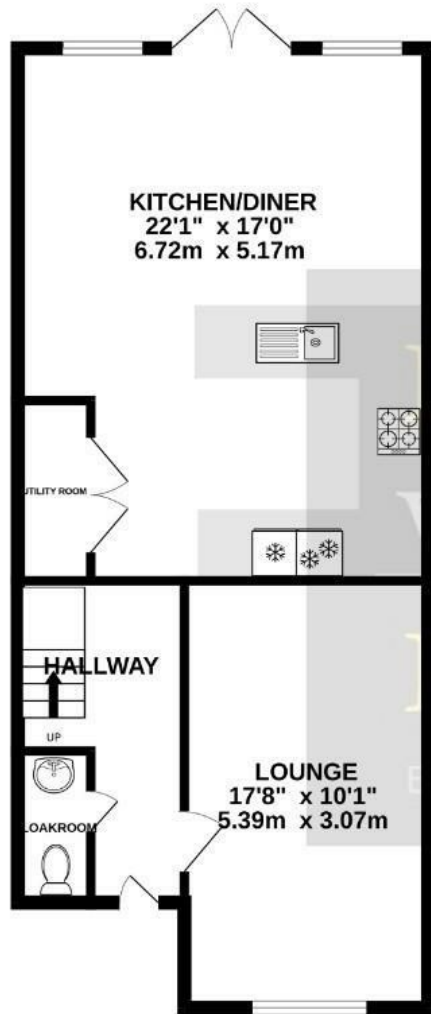
TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us

at shifnal@davieswhiteperry.co.uk.

DIRECTIONS: From our offices in Market Place Towards Aston Street, turn right onto Aston Street, At the round about continue straight onto Stanton Road. At the round about take the third exit onto Weaver Grove, turn right onto West Way, turn left to stay on West Way, turn left and turn right the property can be identified with a for sale board.

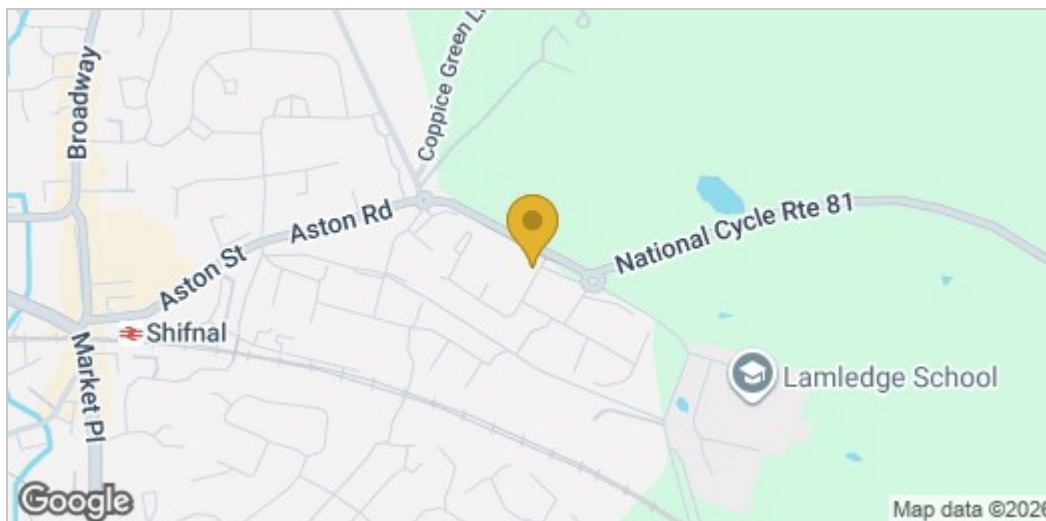
GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, 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		94
(81-91) B	84	
(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 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.