

HARWOOD

THE ESTATE AGENT

01952 881010

14 Bramble Lane, Shifnal TF11 8GL

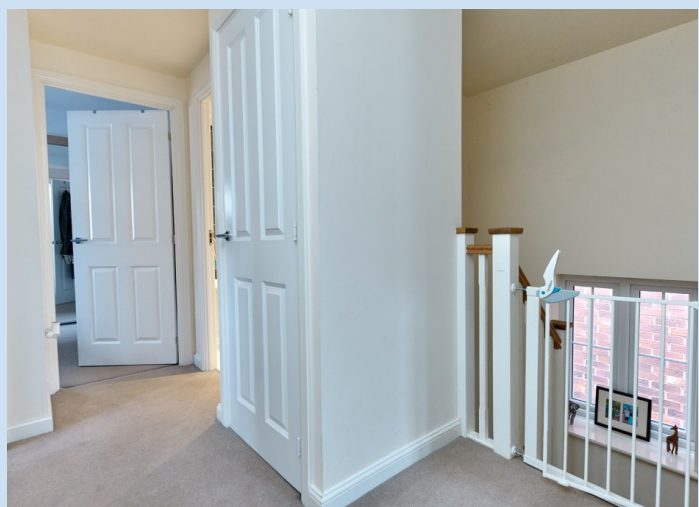


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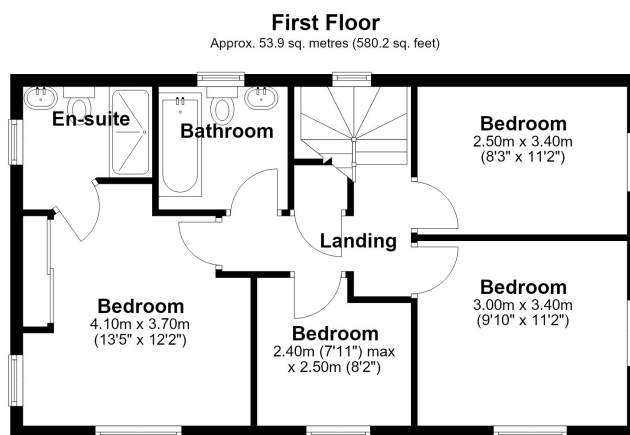
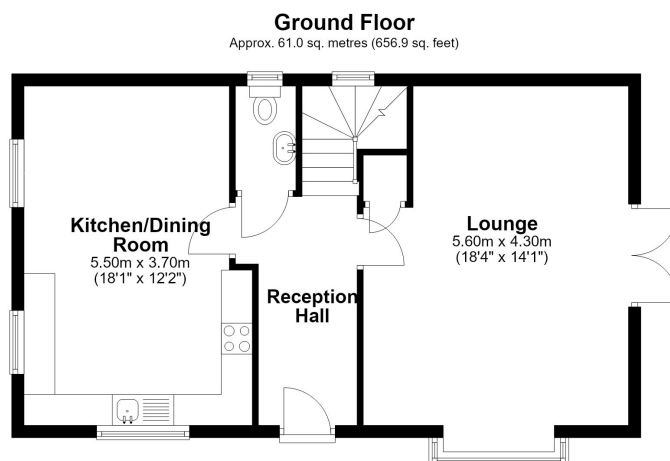
Situated on a well-regarded residential estate, this attractive family home enjoys a convenient position with Shifnal's schooling and everyday amenities within easy reach. The local medical practice is also just a short walk away, adding to the practicality of the location. The property offers a welcoming layout entered via a spacious reception hall with guest cloaks, leading into a generous lounge with double patio doors opening out to the rear garden, the bright modern kitchen and dining area offers plenty of space and is well designed for family living. The ground floor flows comfortably, creating a sociable environment ideal for both everyday life and entertaining. Upstairs, four bedrooms are arranged around a central landing, providing a balanced and versatile layout for a family. A cupboard on the landing makes good use of the space and provides useful storage. The main bedroom benefits from its own en-suite, while the remaining rooms are served by a well-appointed family bathroom. Outside, the home enjoys driveway parking to the front together with a single garage, offering excellent storage and practicality. To the rear, a pleasant garden provides a lovely setting for outdoor relaxation and family enjoyment, with space for seating, play and planting. A superb opportunity to acquire a well-located home that combines comfort, convenience and excellent access to Shifnal, Telford and the wider motorway network. There is over 1 year remaining of the NHBC guarantee. As is typical for modern residential developments, a small yearly fee is payable towards estate maintenance.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Total area: approx. 114.9 sq. metres (1237.1 sq. feet)

Tenure Freehold

Council tax Band E

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 29th September 2026