



**12 Silvermere Park,
Shifnal,
TF11 9BN**

OIRO £485,000

Silvermere is a well presented four bedroom detached home, which includes a delightful rear garden overlooking The Mere and ideally located in a highly sought after residential area of Shifnal.

This impressive property features a light and airy hallway leading into a generous lounge/diner, with patio doors opening onto the rear garden. There is also a well appointed kitchen and a utility room, which provides internal access to the garage as well as an external door to the rear garden.

Upstairs, a spacious landing is enhanced by a large window, allowing in natural light. The master bedroom benefits from dual-aspect windows overlooking both the front and rear gardens. There are three further well proportioned bedrooms and a family bathroom.

A delightful and private rear garden offering stunning views over The Mere. A paved patio area leads to raised wooden planters with well-established borders filled with mature plants and shrubs. Steps descend to a neatly maintained lawn, complemented by a central planted feature with mature trees. The garden also benefits from a summer house, a garden shed, and a remote-controlled awning extending over the patio doors from the lounge diner.

With driveway parking, a carport and a single garage.

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

A UPVC glazed front door opens into a spacious hallway featuring wooden flooring and stairs leading to the first floor.

LOUNGE & DINING ROOM

19'1" x 17'3" (5.84 x 5.26)

A marble surround and hearth housing a mounted log-effect gas fire, along with uPVC patio doors opening out onto the rear garden.



KITCHEN

10'4" x 10'4" (3.17 x 3.15)

A range of cream base and wall units with wood-effect worktops and tiled splashbacks. Integrated Bosch oven and grill with an

electric hob and extractor above, along with an integrated Hotpoint fridge. Stainless steel sink with drainer, waste disposal system and mixer tap. Space and plumbing for a washing machine, tiled flooring, and views over the rear garden.



UTILITY

With tiled flooring, there is space for a freezer and pantry shelving. A further utility area provides plumbing for a washing machine, space for a tumble dryer, and additional white goods. Fitted with white base and wall units and shelving, with an external door leading to the garden where a water tap is also available.



CLOAKROOM

A pedestal wash basin with a fitted storage cabinet above, a low level W.C and laminate effect flooring.



FIRST FLOOR

A spacious landing area with a large window above the stairs allowing in lots of natural light, with an airing cupboard and loft hatch access.



BEDROOM THREE

13'8" x 7'8" (4.17 x 2.34)

A third double bedroom with a double built in wardrobe overlooking the front of the property.



BEDROOM ONE

17'3" x 10'4" (5.26 x 3.17)

A large double bedroom featuring dual aspect windows overlooking both the front and rear garden.



BEDROOM FOUR

10'5" x 7'3" (3.18 x 2.23)

A small double bedroom overlooking the rear garden.



BEDROOM TWO

11'6" x 9'3" (3.52 x 2.82)

A double bedroom overlooking the rear garden.



BATHROOM

8'0" x 5'11" (2.44 x 1.81)

A P-shaped bath with a shower over, complete with chrome

fittings and a shower screen. Also featuring a pedestal wash basin, low-level WC, and a heated towel radiator.



REAR GARDEN

Enjoying a picturesque outlook over The Mere at the foot of the garden, this outdoor space features a generous paved patio with steps leading down to the lawn. It is enhanced by wooden planters, well-stocked borders with mature plants and shrubs, and a central planted feature with established trees. A hedged border runs along the right-hand side. Additional benefits include a summer house, garden shed, and a remote-controlled awning extending over the lounge patio doors. Side gate access on both sides leads to the front of the property, with outside lighting.



OUTSIDE

Driveway parking and a carport provides parking. The front of the property features sleeper-style planters which have mature plants and shrubs, while steps lead up to the front door via a paved pathway. An additional planted area alongside the steps is also well stocked with established plants and shrubs.

AGENTS' NOTES:

EPC RATING: D 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 E (currently £3,154.89 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 Limited, O2 Good, Three None, Vodafone Limited

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

PARKING: Driveway & Single Garage.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

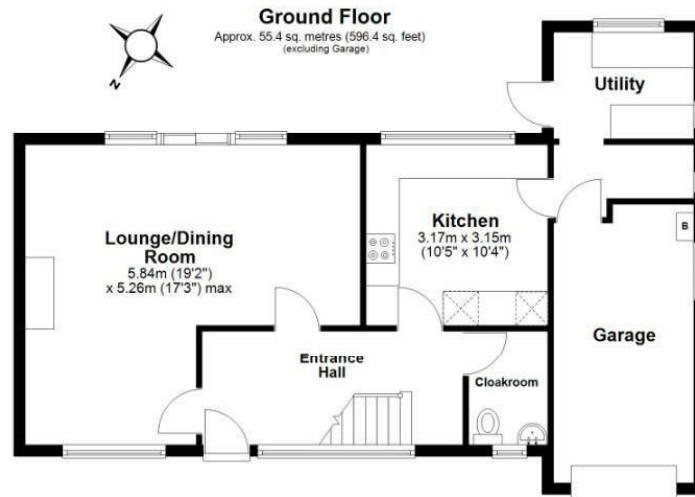
COALFIELD OR MINING AREA: Coal Mining Reporting Area

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.

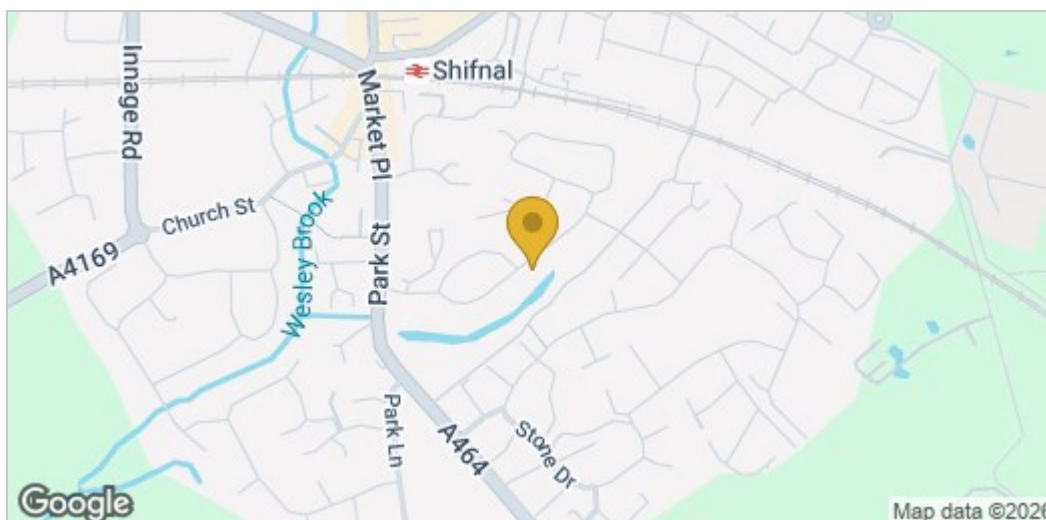
DIRECTIONS: From our office in Shifnal head south west on Church Street towards Johns Street, at the round about take the third exit onto Innage Road, at the round about take the fourth exit onto Victoria Road A464, Turn left onto Silvermere Park, turn right and stay on Silvermere Park, the property is on the left hand side and can be identified with a for sale board.



Total area: approx. 116.7 sq. metres (1256.2 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.

12 Silvermere Park, 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		
	67	72
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.