



**3 Wyke Way,  
Shifnal,  
TF11 8SF**

**OIRO £285,000**



A beautifully maintained and spacious two-bedroom detached bungalow, with driveway parking, conservatory, garage and an attractive rear garden situated in a popular residential area of Shifnal.

Wyke Way offers a beautifully presented detached bungalow, featuring an entrance hallway that leads to a modern pale green shaker-style kitchen. The property boasts a spacious lounge-diner, along with two well-proportioned bedrooms and a contemporary shower room. The conservatory opens onto a pleasant and well-maintained rear garden. Additional benefits include driveway parking, a carport, and a garage. Offered with no upward chain, viewing is highly recommended.

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**

8'7" x 2'9" x 9'5" | shape (2.64 x 0.86 x 2.89 | shape)

A panelled white PVC door with glass panels. With wooden effect laminate flooring, radiator and a loft hatch.



### **KITCHEN**

10'0" x 8'7" (3.06 x 2.63)

The kitchen features a selection of pale green Shaker-style base and wall cabinets, complemented by wooden effect laminate worktops. It includes a Neff integrated oven and grill, along with a gas hob and an overhead extractor fan. Dual aspect windows provide ample natural light, with recessed spaces for a washing machine, fridge, and freezer. A stainless steel sink with a drainer and mixer tap, the kitchen is finished with wood-effect laminate flooring and chrome inset spotlights.





## LOUNGE/DINER

17'8" x 10'10" (5.4 x 3.32)

The room is highlighted by a large bay window and features a Radiant Heat electric fire, elegantly mounted on a marble base with a decorative wooden surround.



## BATHROOM

6'5" x 5'5" (1.98 x 1.67)

The bathroom features a corner shower enclosure equipped with a mains shower and a splashback panels. and a low level W.C. The counter-sunk washbasin is set into an attractive vanity unit which provides ample storage. There are inset spotlights and a chrome heated towel rail.

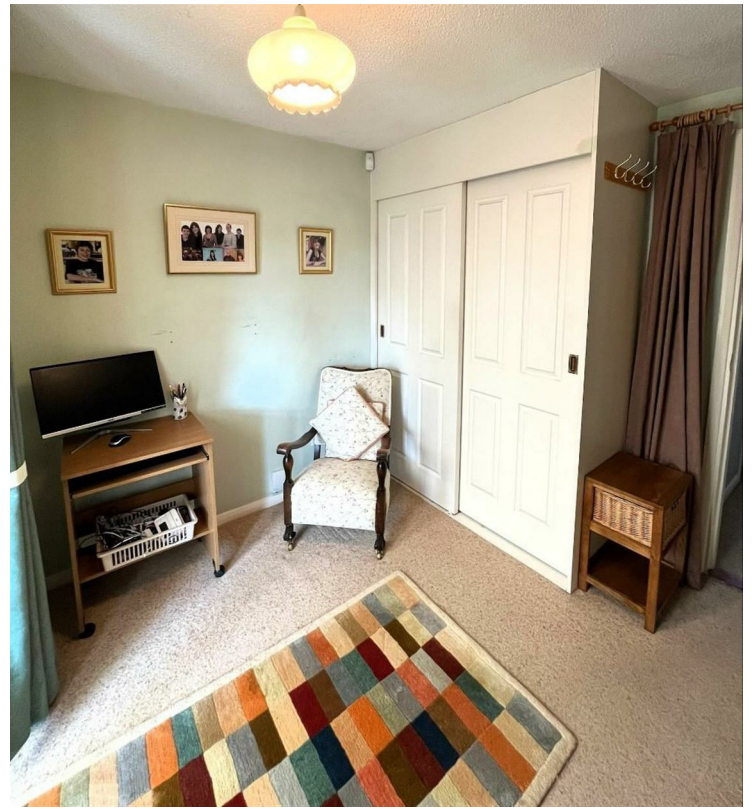




### **BEDROOM ONE**

11'11" x 10'10" (3.64 x 3.32)

Overlooking the rear garden with triple built in wardrobes.



### **CONSERVATORY**

12'1" x 7'4" (3.69 x 2.25)

The base being brick built with double glazed windows and a door with access to the rear garden. With electricity and lights.

### **BEDROOM TWO**

8'7" x 8'11" (2.64 x 2.74)

With built in wardrobes/ storage and a floor length storage cupboard and French doors leading to the conservatory.





## **GARAGE**

A single garage with electricity and a water tap. With double opening front doors and a further door which is accessible from the rear garden.

## **REAR GARDEN**

A laid patio area which leads to a laid lawn. With borders of mature plants and shrubs.



## **OUTSIDE**

With driveway parking for up to three cars, a tarmac driveway edged in block paving and a car port. There is a laid lawn area with an area which is planted with mature plants and shrubs.

### **AGENTS' NOTES:**

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

**SERVICES:** We are advised that mains water, gas, electricity and drainage are available. Satellite / Fibre TV Availability BT & Sky. 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 Band is C Is £1.919.89

**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.

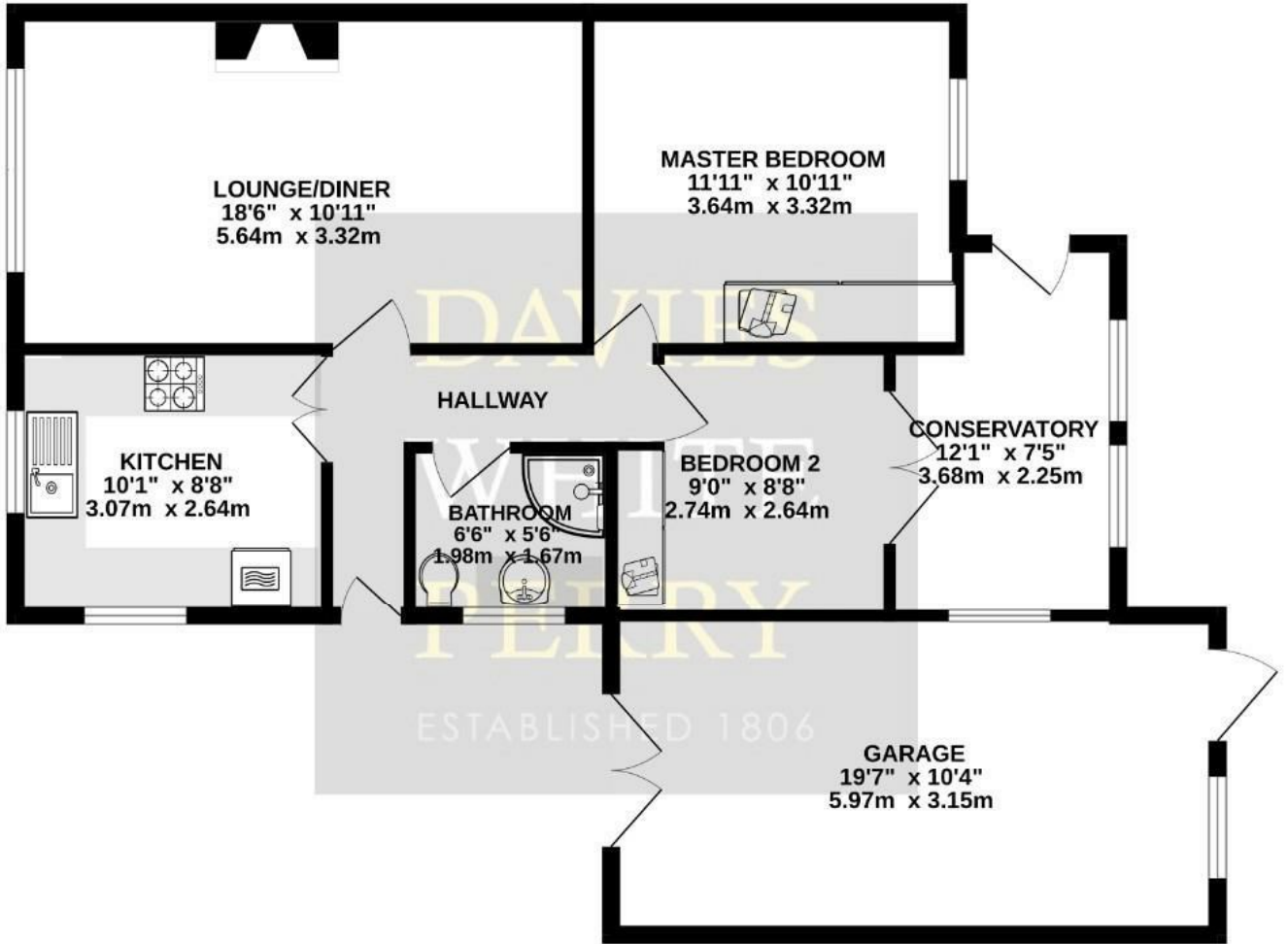
**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre Contract Enquiries.

**METHOD OF SALE:** For Sale by Private Treaty.

**TO VIEW THIS PROPERTY:** Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at [newport@davieswhiteperry.co.uk](mailto:newport@davieswhiteperry.co.uk)

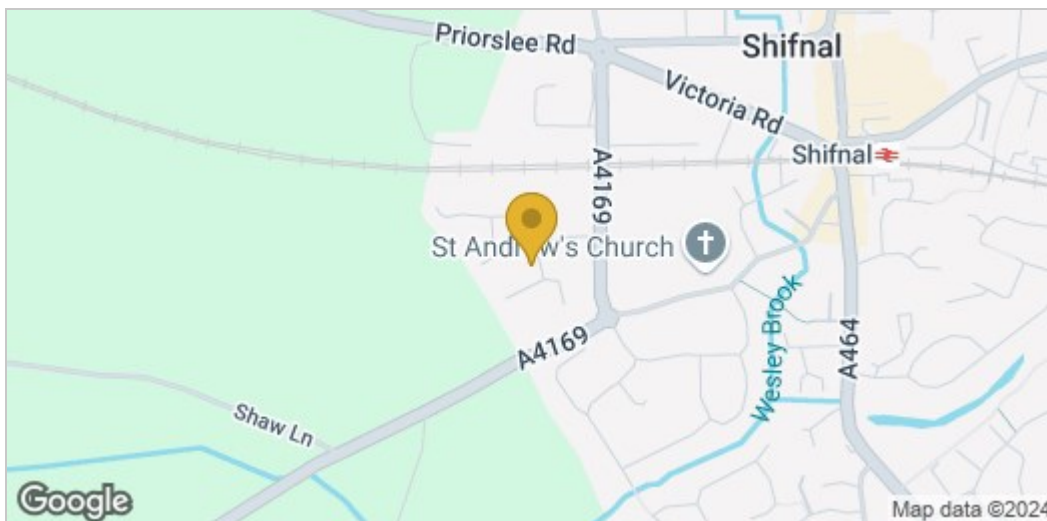
From our office head south on Market Place, turn right onto Church Street, at the round about take the third exit onto Innage Road, turn right onto Innage Croft, turn right onto Wyke Way, turn left on Wyke Way and the property is on the right hand side and can be identified with a for sale board.

**GROUND FLOOR**  
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.