



**47 Juniper Way,
Shifnal,
TF11 8FN**

Offers In Excess Of £420,000

An Attractive Four Bedroom Detached Family Home. Situated within a popular residential area of Shifnal. Benefitting from a single garage and a good sized rear garden with a sheltered area which houses a Mila pizza oven and gas BBQ.

Upon entering the property there is a spacious hallway with useful pop out storage cupboards. A doorway leads you through to the lounge and another entrance to a large stylish kitchen diner. With access to the utility room and the downstairs cloak room, it has a large bay window with French doors that lead you to the rear garden.

To the first floor the master bedroom has an Ensuite and there are three further double bedrooms and family bathroom.

Outside, the property has a driveway parking leading to a single garage. A good sized rear garden with a raised decking area with a fitted L shape seating area and a sheltered area which houses a Mila pizza oven and gas BBQ.

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

13'10" x 10'8" (4.22 x 3.26)

With wooden LVT flooring, a wall with oak panelling and a floor length radiator. There are chrome inset spotlights to the ceiling.



LOUNGE

12'5" x 10'9" max (3.8 x 3.3 max)

With a bay window, wooden LVT flooring a media wall which has a wall mounted Bio Ethanol fire place.



KITCHEN/DINER

26'4" x 14'11" (8.03 x 4.57)

With Linear Matt Black base and wall units, with quartz worktops, and a composite sink, drainer and mixer tap. There is an integrated fridge, freezer, dishwasher, oven & grill. A gas hob with a black extractor fan above. There is a bay window with French doors to the rear garden. The dining area has further base units and a wine cooler, there is a floor length radiator and a wall mounted Bio Ethanol fire place. With inset chrome spotlights throughout.





UTILITY

5'4" x 5'10" (1.65 x 1.8)

With base units and plumbing for a washing machine and space for a tumble dryer. Chrome inset spotlights and an extractor fan.



MASTER BEDROOM

11'5" x 13'6" (3.49 x 4.14)

Having built in double wardrobes with mirrors and doorway leading to:



COAKROOM

3'10" x 2'9" (1.19 x 0.84)

A corner washbasin and a low level W.C. Chrome inset spotlights and an extractor fan,



ENSUITE

6'6" x 5'4" (2.00 x 1.63)

A double shower enclosure with a glass panel door the shower is to the mains. The ensuite is tiled throughout and has a vanity washbasin with storage cupboards below. A low level W.C and a wall mounted chrome shaver point. With chrome inset spotlights and an extractor fan.



FIRST FLOOR

A spacious landing with an airing cupboard and loft access.



BEDROOM TWO

10'11" x 8'11" (3.34 x 2.73)

There is a built in wardrobe with a hanging area and drawers.



BEDROOM THREE

11'1" x 8'10" (3.4 x 2.7)

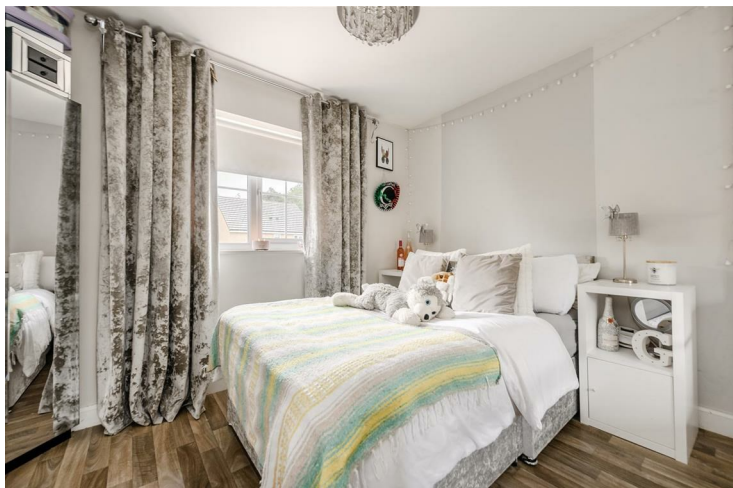
With double built in wardrobes with mirrors.



BEDROOM FOUR

9'4" x 7'8" (2.87 x 2.34)

To the rear of the property with double built in wardrobes with mirrors.



FAMILY BATHROOM

6'7" x 6'1" (2.02 x 1.86)

A tiled panelled bath having shower to the mains over. Tiled walls and floor, a wash basin and low level W,C there is chrome heated towel rail, chrome inset spotlights and extractor fan.



OUTSIDE

To the front there is a tarmac driveway with parking for two cars which leads to a single garage. There is a laid lawn with a raised planter under the window.

The rear garden has a laid patio area and a stepway leading to a laid lawn. The borders have wooden planters with mature plants. The left hand side of the garden has been planted with fruit trees including apple, cherry and plum. There is a raised decking area with a fitted L shape seating area with custom fit cushions. There is a decorative sheltered area with cupboards and a work top, where there is a Mila pizza oven and a Beefeater gas BBQ. At the side of the house there is also a lean to shed which is the full length of the house and can be accessed from the rear and front of the house.





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.

Service Charge - We are advised the management charges is annually £300 to be paid quarterly.

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, the Property Band is D (currently £2,159.87 for the year 2024/2025).

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.

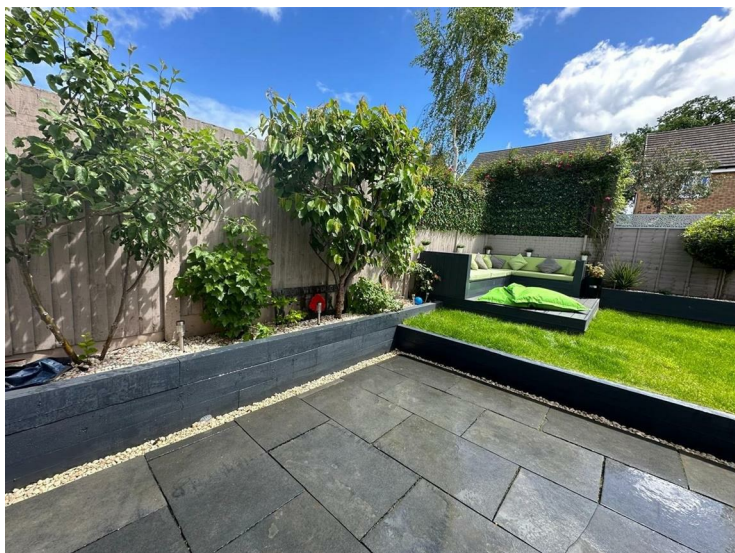
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk



From our office head south west on Church Street towards St Johns Street, At the roundabout, take the 3rd exit onto Innage Rd/A4169 At the roundabout, take the 4th exit onto Victoria Rd/A464 Turn left onto Aston St, At the roundabout, take the 1st exit onto Curriers Lane. Turn right onto Coppice Green Lane. Turn left onto Poplar Street and then right onto Juniper Way the property is situated on the right hand side and can be identified with a For Sale board.



AGENTS' NOTES:

EPC RATING: B (83) - a copy is available upon request.

SERVICES: We are advised that mains water, gas, electricity

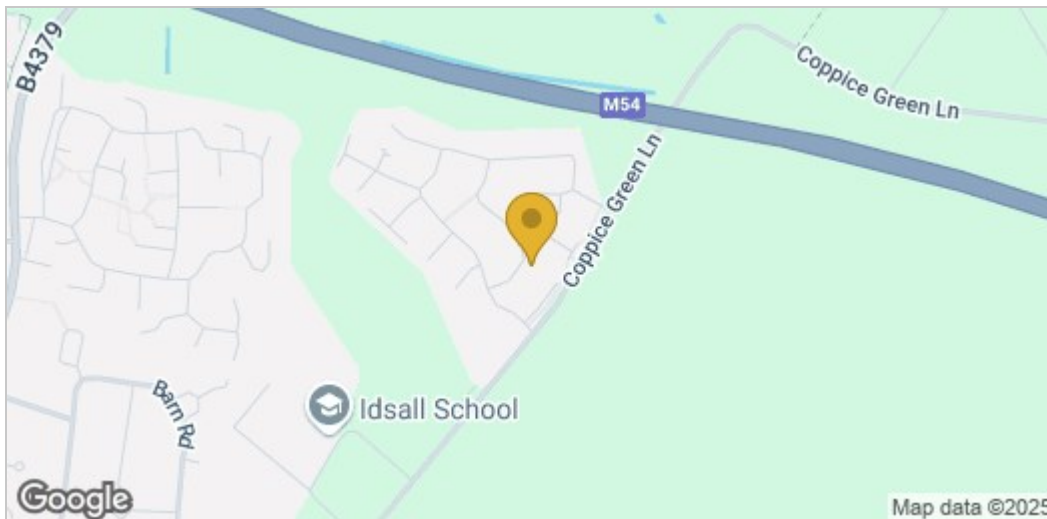
GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.9 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			93
(81-91) B		83	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.