



**Namao Haughton Lane,
Shifnal,
TF11 8HW**

OIRO £595,000

Namao is a very well-presented four-bedroom detached family home, featuring driveway parking for up to five cars and a double garage. The ground floor includes three reception rooms, a cloakroom, a kitchen/diner, and a utility room. The first floor consists of four double bedrooms, including one with an ensuite, and a family bathroom. The property also boasts a pleasant and generously sized rear garden and is situated in the sought-after area of Haughton Lane in Shifnal.

You are welcomed to Namao by a spacious ground floor featuring a Porchway, entrance hallway and a cloakroom. With a lounge, dining room, study/snug, and a beautiful galley-style kitchen with a dining area. French doors lead to the rear garden, and there is also a utility room.

The first floor offers a master bedroom with an ensuite bathroom, three additional double bedrooms, three of which have built-in wardrobes, and a family bathroom.

Outside, the property features a hedged boundary and driveway parking for up to five cars, along with a double garage. The front garden includes a laid lawn area with shrub-planted borders.

The generously sized and pleasant rear garden boasts a patio with a feature pond, a laid lawn area, and a shale patio. The borders are adorned with mature plants and trees. Additional amenities include an outdoor shower, an outside tap, lighting, and electric sockets.

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

PORCHWAY

6'6" x 2'6" (2.00 x 0.77)

With a composite front door and tiled flooring.

ENTRANCE HALLWAY

11'3" x 6'8" (3.44 x 2.04)

With heavy duty wooden effect laminate flooring and inset chrome spotlights, stairs to first floor.



CLOAK ROOM

A wash basin and low level W.C, and wooden effect laminate flooring.



LOUNGE

16'6" x 12'5" (5.04 x 3.80)

The room features a large bay window and a recessed area with an electric log burner. It also has double wooden glazed doors leading to the kitchen and dining area.



DINING ROOM

16'3" x 10'6" (4.96 x 3.21)

With dual aspect windows.



STUDY/SNUG

13'3" x 11'6" (4.05 x 3.52)

With inset chrome spotlights, an access door to the rear garden and internal door to double garage.



UTILITY

8'11" x 6'2" (2.72 x 1.88)

Matching the kitchen the Utility has light grey gloss base and wall units with worktops above and splash back edging. There is a stainless steel sink and drainer with a mixer tap and recess areas for a washing machine and tumble dryer. The boiler is situated in the Utility with wooden effect laminate flooring and inset chrome spotlights and an exterior door to the rear garden.



KITCHEN/DINER

24'1" x 8'3" max (7.36 x 2.54 max)

The galley-style kitchen leads into a dining area and features a range of light grey gloss base and wall units with light worktops, splashback edging, and tiling. It includes an induction hob with an extractor fan, an integrated double oven, grill, and microwave, as well as an integrated fridge, freezer, and Bosch dishwasher. The kitchen is finished with wood-effect hardwearing laminate flooring and inset chrome spotlights. Double French doors provide access to the rear garden.

FIRST FLOOR

BEDROOM THREE

8'9" x 9'7" (2.67 x 2.94)

A double bedroom with a built in wardrobe with cupboards. Overlooking the rear garden.



BEDROOM TWO

13'6" x 9'9" (4.12 x 2.99)

With double built in wardrobes overlooking the front of the property.



STAIRS

MASTER BEDROOM

14'6" x 11'2" (4.42 x 3.42)

With built in triple wardrobe, overlooking the front of the property.



BEDROOM FOUR

9'0" x 8'7" (2.76 x 2.64)

Overlooking the rear garden.



ENSUITE

9'4" x 4'7" (2.85 x 1.41)

With a single shower enclosure and Triton electric shower. A free standing washbasin and low level W.C. The walls are partially tiled, a chrome radiator, wooden effect laminate flooring and an extractor fan.

FAMILY BATHROOM

9'1" x 5'5" (2.79 x 1.66)

The bathroom features a panelled bath and a double walk-in shower with a chrome dual-output shower and a glass-effect shower screen. It includes a pedestal washbasin, low-level WC, chrome towel rail, and inset spotlights. The walls surrounding the shower enclosure are fully tiled, with additional tiling above the washbasin and bath. The space is finished with tiled flooring and an extractor fan.



OUTSIDE

The property includes a tarmac driveway with parking space for up to five cars, a double garage, and a neatly maintained lawn area. The borders are adorned with mature plants and shrubs, enclosed by a hedged boundary.



GARDEN

The rear garden boasts a spacious patio area highlighted by a feature pond. It includes a large, well-maintained lawn bordered by mature plants, shrubs, and trees. One side of the garden features a shale patio area, while the other side offers a convenient outdoor shower. Additionally, there is an outdoor shower and electric sockets, which are also available at the front of the property.



AGENTS' NOTES:

EPC RATING: C - 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 F Is £3,264.08

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

From our office head south west on Church Street continue and turn left on Haughton Road, then turn left onto Haughton Lane. The property is situated on the left and can be identified with a For Sale board.



Total area: approx. 172.4 sq. metres (1855.6 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 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.

Namao, Houghton Lane, Shifnal



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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.