



**1 Springhill,
Shifnal,
TF11 8FA**

OIRO £485,000

Springhill is a contemporary four-bedroom detached home, formerly a Redrow Cambridge show home, showcasing an array of modern features. The property boasts a Belagio fitted kitchen with elegant granite work surfaces. The entire ground floor benefits from underfloor heating, with separate heating controls for the first floor.

Additional features include chrome fittings and sockets, along with inset chrome spotlights throughout the ground floor. The home is equipped with a Home Hub System and CCTV security cameras, including a PTZ Max camera for added functionality if required. It also benefits from solar panels for increased energy efficiency.

For added versatility, there is a separate Home Office/Leisure Facility that includes its own kitchen and cloakroom. The rear garden is south-facing, providing plenty of sunlight, and the block-paved driveway offers ample parking for several vehicles.

The property features an entrance hallway, cloakroom, and a lounge. The kitchen-diner includes a family area with French doors that open to the garden, and there is also a utility room for added convenience.

The first floor offers a master bedroom with built in wardrobes with an ensuite bathroom, two additional double bedrooms and a fourth along with a family bathroom.

In addition, the property includes a versatile Home Office/Leisure room, offering a flexible space suitable for work or recreation. This area is equipped with electric heaters. It also features its own kitchen, and has a separate cloakroom making this space ideal for independent use or as an extension of the main living area

Outside, the property has a block paved driveway with parking for several vehicles..

The south-facing rear garden features a paved patio area with a veranda overhead, leading to a well-maintained lawn bordered by mature shrubs and planted beds. Toward the end of the garden, a raised decking area with a decorative feature

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 composite front entrance door and Karndean flooring, stairs leading to the first floor.

LOUNGE

16'6" x 11'8" (5.04 x 3.58)

At the front of the property, there is a decorative fire surround featuring an electric fireplace.



CLOAKROOM

A free standing wash basin with splashback tiling behind, a low level W.C. Karndean flooring and inset chrome spotlights.



KITCHEN/DINER/FAMILY ROOM

24'10" x 12'4" (7.57 x 3.77)

The kitchen is a Belagio design, featuring a range of cream base and wall units with soft-closing doors and drawers, complemented by granite work surfaces, a central workstation, and additional shelving. It includes an integrated sink with a mixer tap and drainer, as well as built-in AEG appliances, including a dishwasher, fridge, freezer, and microwave. A gas hob with an overhead extractor fan is also included. Karndean flooring extends throughout the kitchen, dining, and family areas, enhanced by inset spotlights. Double French doors lead to the rear garden.



FIRST FLOOR

With stairs from the hallway.



MASTER BEDROOM

11'8" x 6'6" (3.58 x 2.00)

Located at the front of the property, it features built-in Hammond wardrobes.



UTILITY

With cream base and wall units, with granite work surface above, recess areas for washing machine and tumble dryer. There is Karndean flooring and inset chrome spotlights and an external door to the garden.



EN-SUITE

The ensuite features a double shower enclosure with a chrome mains-connected shower, a freestanding wash basin, and a low-level WC. It is fully tiled and includes a chrome heated towel rail, shaver point, and extractor fan.



BEDROOM TWO

13'3" x 6'6" (4.04 x 2.00)

Located at the front of the property with Hammond built in wardrobes.



BEDROOM THREE

10'9" x 9'6" (3.28 x 2.92)

A further double bedroom located at the rear of the property.



BEDROOM FOUR

9'1" x 7'6" (2.78 x 2.31)

Overlooking the rear garden.



FAMILY BATHROOM

The bathroom features a panelled bath with a chrome mains-connected shower overhead, a freestanding wash basin with a vanity unit beneath, and a low-level WC. It also includes a shaver point, extractor fan, and an airing cupboard, with tiling throughout



HOME OFFICE/ GAMES ROOM

25'0" x 19'11" (7.64 x 6.09)

This versatile space can be used as a home office, games room, or leisure area, and features Karndean flooring and inset chrome spotlights. It includes a separate kitchen area with base and wall units, a stainless steel sink with a drainer and mixer tap, and a cloakroom with a low-level WC and wash basin. The room also benefits from three wall-mounted electric heaters and a loft hatch. Outside to the side there is shed.





REAR GARDEN

The garden features a paved patio area with a veranda, which extends to a well-maintained lawn. Planted borders with mature shrubs and plants enhance the space. At the bottom of the garden, there is a raised decking area with a decorative surround.



OUTSIDE

There is a block-paved driveway offering parking for several vehicles and is bordered by neatly planted shrubs. Steps lead up to the front door, and a side access gate to the rear garden.

AGENTS' NOTES:

EPC RATING: B - 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.

Service Charge - We are advised the management charges is annually £222.41

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, the Property Band is E Is £2,639.85

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.

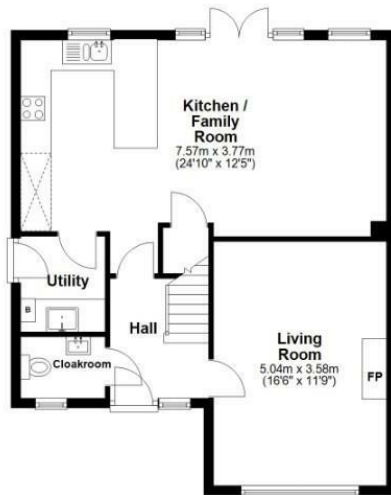
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003

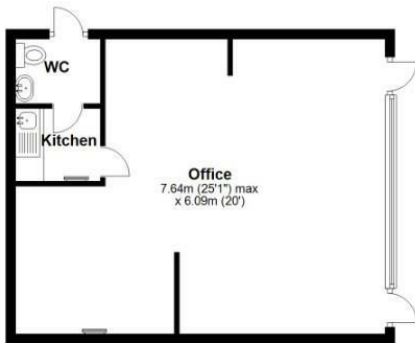
or email us at newport@davieswhiteperry.co.uk

From our office head north on Market Place towards Aston Street, turn right on Aston Street, at the round about take the third exit onto Springhill, turn left onto the private driveway and the property can be identified with a For Sale.

Ground Floor
Approx. 108.9 sq. metres (1172.7 sq. feet)



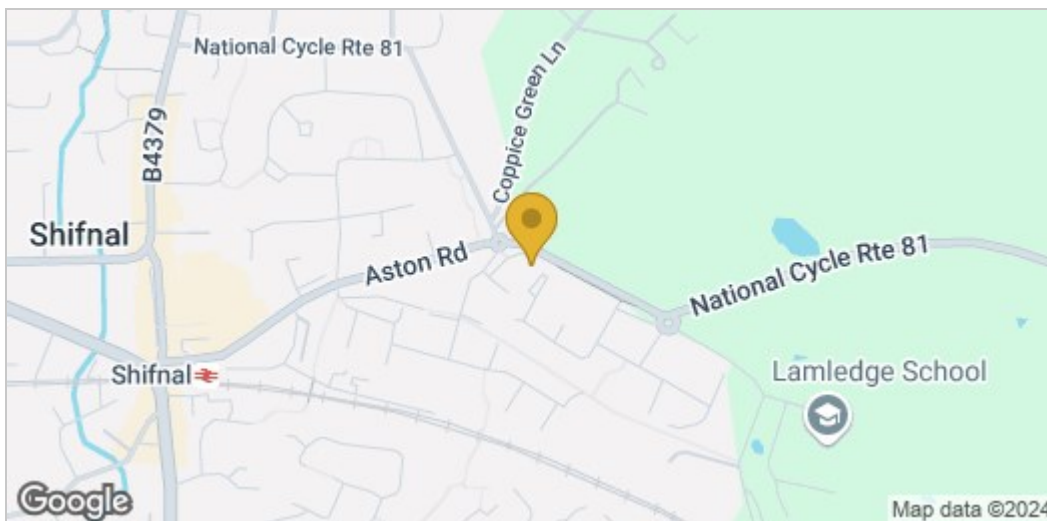
First Floor
Approx. 62.4 sq. metres (671.9 sq. feet)



Total area: approx. 171.4 sq. metres (1844.6 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 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.

1 Springhill, Shifnal



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	89
(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.