



4 Stafford Place | Shifnal

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Features

- Exceptional Detached Family Home
- 4 Double Bedrooms with Fitted and Built in Furniture
- Master Bedroom with En-Suite and Further Family Bathroom
- Attractive Kitchen with Dining Area and Separate Utility
- Large Office Study with Fitted Furniture
- * Lovely Lounge with Access to the Very Large L Shaped Conservatory
- * Ground Floor W.C.
- * Attractive Partly Walled Gardens
- * Detached Double Garage, PVC Double Glazing Throughout
- * EPC Rating - C-71



BRIEF DESCRIPTION

A wonderful opportunity to purchase a beautifully proportioned Detached Modern Family Home situated in a prestigious location within the very popular Market Town of Shifnal.

The property has accommodation of: Central Entrance Hall with access to Ground Floor W.C., Office with Built-In Furniture, Exceptionally Spacious Lounge leading to very Large L-Shaped Conservatory, Attractive Large Kitchen Dining Room with access to adjoining Utility.

The first floor comprises: Master Bedroom with En-Suite, 3 Further Double Bedrooms and Family Bathroom.

The property sits in a lovely Courtyard with enclosed part Walled Gardens to the rear and side and access to the Large Detached Double Garage.



LOCATION

The property is located in an extremely sought after area in the extremely popular town of Shifnal which offers a wide range of facilities including excellent schooling, shops, pubs, etc. It is also ideally situated for commuters with Junction 4 of the M54 being less than a mile and a half distant. Shifnal Railway Station is also less than a mile distant. Telford Town Centre is approximately 6 miles distant and offers a wide range of facilities.

VIEWING

To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk



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SERVICES: We are advised that all mains services are available. Barbers 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

TENURE We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

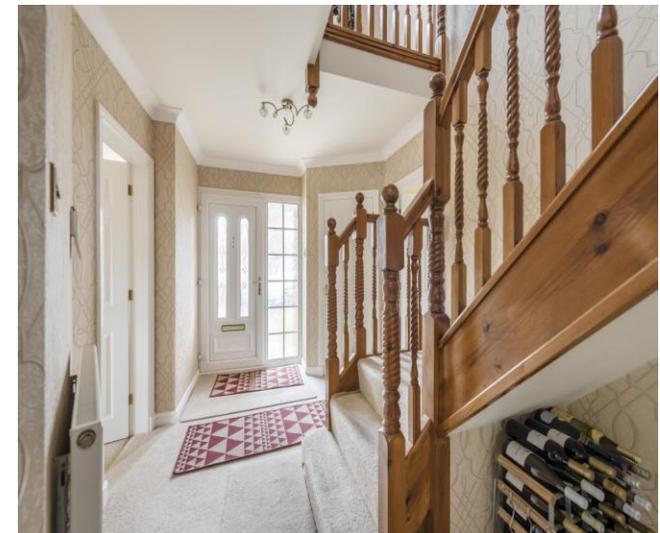
LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND.

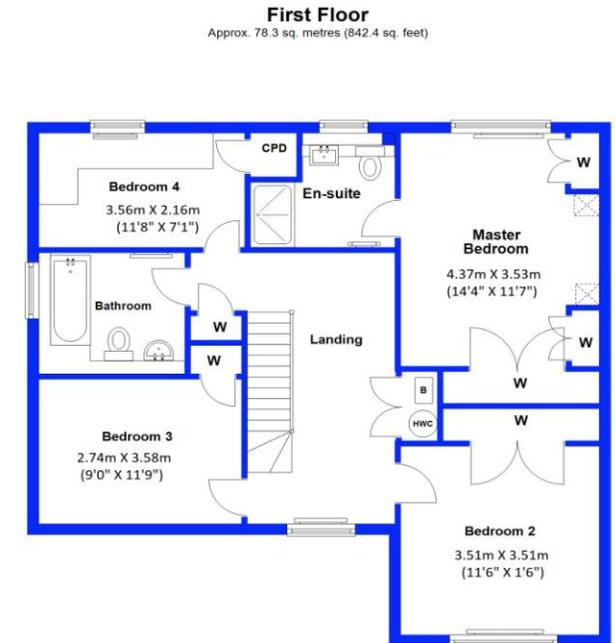
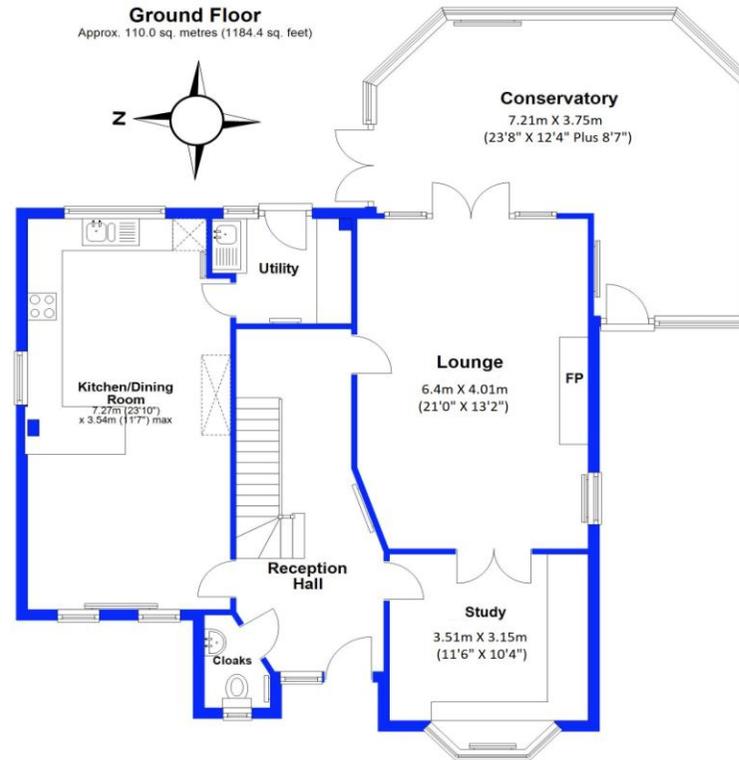
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS: From our office head south on High Street, and take the Station Road to A518. Follow the A41 and B4379 to Silvermere Park in Shifnal, turn left into Silvermere Park, drive to Stafford Place. Turn right at the 1st cross street to stay on Silvermere Park, turn left onto Mere Close, turn left onto Stafford Place where the property will be located on the left as identified by our For Sale Board.



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. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.





Total area: approx. 188.3 sq. metres (2026.7 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes, were mand dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

4 Stafford Place, Shifnal

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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