



Helping *you* move



71 Watts Drive, Shifnal

This five bedroomed executive style detached family home, with garage and driveway parking for two vehicles, is conveniently positioned within the sought after locality of Shifnal which offers an excellent range of shops, leisure and education facilities.

Offers in the Region of

£520,000

71 Watts Drive, Shifnal, Shropshire TF11 8FQ

Overview

- Exceptionally well presented home
- Full width family dining kitchen
- Front aspect lounge with media wall
- Second reception room
- Ground floor cloaks/WC and utility
- Master bedroom with en-suite
- Guest en-suite bedroom
- Three further double bedrooms
- Modern family bathroom
- Garage & driveway parking for 2 cars
- uPVC Double Glazing. Gas CH
- Freehold, Council Tax: C, EPC: B
- Annual Maintenance fee payable (to be confirmed in due course)



Location

Situated on a popular modern development, towards the edge of the sought after locality of Shifnal which offers a good range of local shops and restaurants, Railway Station and education facilities. Convenient for the M54 which opens the property up to Telford in the west and the West Midlands Conurbation in the east.

Brief Description

Built to the 'Birch' design by Bovis/Vistry in 2020, this exceptionally well presented five bedroomed executive style family home features two reception rooms and a full width family dining kitchen with trifolding doors opening to the rear garden. Entered from the front, the accommodation briefly comprises a spacious through hallway with cloaks/WC off. To the right is the front aspect lounge, which benefits from a generous bay window and media wall. To the left is a dual aspect second reception room, ideal for use as a study/playroom/snug or formal dining space. To the rear of the ground floor is the full width open plan family dining kitchen, which is fitted with a range of high gloss units with integrated appliances and an island unit. There are trifolding doors to one end, which opens up the room into the garden. Off this room is a utility room, with sink and space and plumbing provision for a washing machine and tumble drier.



To the first floor is a spacious landing off which are the bedrooms and family bathroom. The master bedroom suite has built-in wardrobes with mirrored sliding doors and a majority tiled large en-suite with walk-in shower. The guest bedroom also has built-in wardrobes and a second en-suite shower room. The three remaining double bedrooms share the family bathroom, a generous room with both a bath and separate double width shower cubicle. Externally, to the left of the property, is a tandem driveway leading to the detached garage. A timber gate opens to the south facing rear garden which features a large tiled patio seating area stretching the full width of the house and extending along the side of the garage. The remainder of the garden is mainly laid to lawn with the boundaries being either treated timber fencing or walls from the surrounding garages, affording it a private aspect.



TENURE

We are advised that the property is Freehold. We understand that there will be an estate maintenance fee payable for the upkeep of the communal areas within the development – when Vistry Homes have handed over the site to the management company. These points will be confirmed by the Vendor's Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury SY2 6ND. Council Tax E (currently £2,905.90 for the year 2025/26).

SERVICES

We are advised that mains water, drainage and electricity are available. Central heating is provided by a gas combination boiler. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

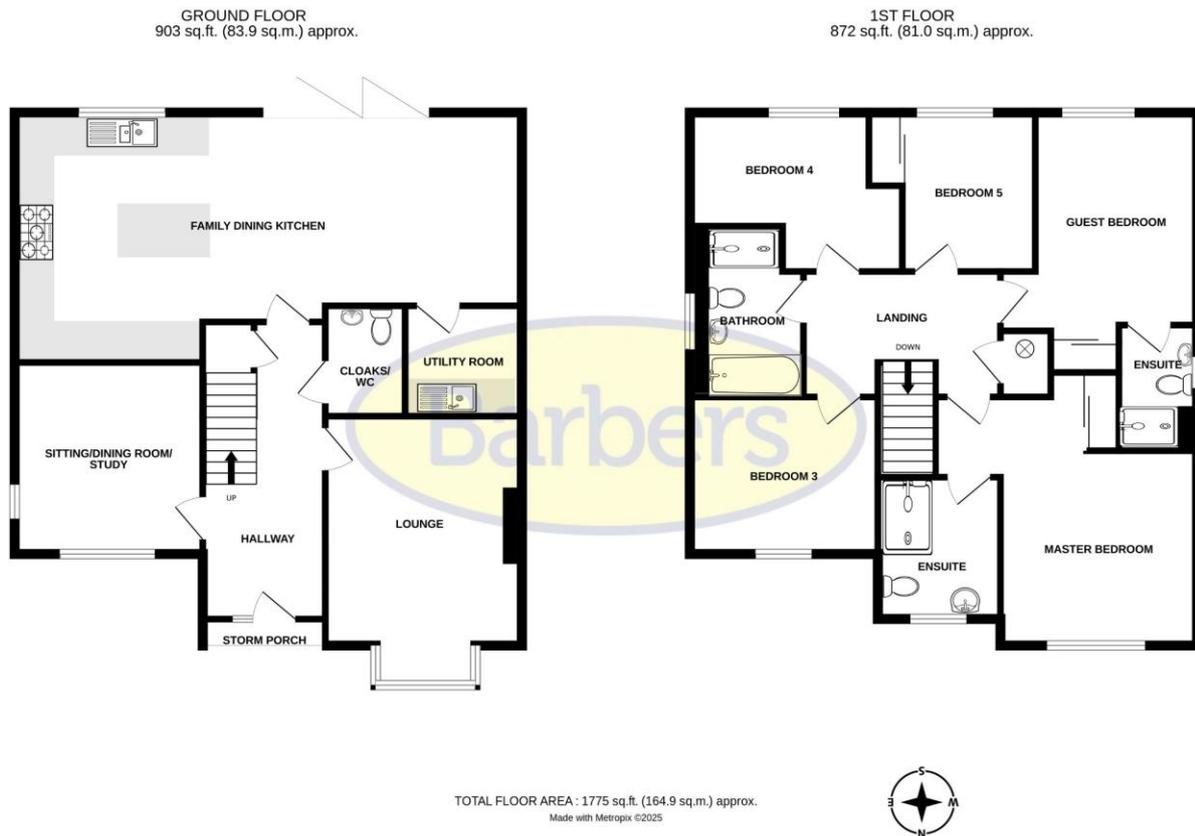
From Junction 4 on the M54 proceed towards the motorway service station, taking the first exit off the roundabout onto Haughton Lane. Follow this road until you enter the edge of Shifnal, taking the second left hand turn into Watts Drive. Follow the road round to the left where the property will be found, after some distance, on the left hand side – opposite the green communal space.

METHOD OF SALE

For Sale by Private Treaty.

WE37720.030725

ML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



All measurements quoted are approximate:

- LOUNGE** 13' 6" (15' 10" into bay) x 11' 10" (4.11m x 3.61m)
- SITTING / DINING / STUDY / PLAY ROOM** 11' 0" x 9' 8" (3.35m x 2.95m)
- FAMILY DINING KITCHEN** 29' 9" x 11' 5" min (14' 9" max) (9.07m x 3.48m)
- UTILITY ROOM** 6' 10" x 6' 6" (2.08m x 1.98m)
- CLOAKS/WC** 6' 6" x 4' 8" (1.98m x 1.42m)
- MASTER BEDROOM SUITE**
- MASTER BEDROOM** 11' 10" x 11' 6" (3.61m x 3.51m)
- DRESSING AREA** 8' 6" x 4' 3" (2.59m x 1.3m)
- EN-SUITE SHOWER ROOM** 8' 4" x 7' 4" (2.54m x 2.24m)
- GUEST BEDROOM** 12' 10" x 9' 6" (3.91m x 2.9m)
- EN-SUITE SHOWER ROOM** 7' 5" x 4' 7" (2.26m x 1.4m)
- BEDROOM THREE** 10' 0" x 9' 3" (3.05m x 2.82m)
- BEDROOM FOUR** 9' 10" min (12' 0" max) x 6' 8" min (9' 3" max) (3m x 2.03m)
- BEDROOM FIVE** 9' 3" x 7' 9" (2.82m x 2.36m)
- BATHROOM** 7' 4" (9' 10" into shower) x 5' 6" (2.24m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD
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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 purposes 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.