



Helping *you* move



67 Watts Drive, Shifnal, TF11 8FQ

A Well Appointed Modern Semi-Detached Property in the popular town of Shifnal. The property offers plentiful accommodation with a Living Room, Kitchen Diner and a separate Utility and Downstairs WC. There are Three good sized Bedrooms, with a Large En-Suite to Bedroom One and a smart Family Bathroom. Externally, you will find a low maintenance terraced garden and Driveway Parking to the front.

Offers in the Region of
£315,000

67 Watts Drive, Shifnal, TF11 8FQ

Overview

- Well Presented, Modern, Semi-Detached Home
- Three Bedrooms
- 5 Years Left on NHBC Warranty
- Kitchen Dining Room, Utility Room
- Lounge
- Ground Floor W.C., En-Suite
- Family Bathroom
- Driveway Parking for Two Cars
- Low Maintenance Rear Garden with Garden Shed
- Council Tax Band C
- EPC Rating - B



BRIEF DESCRIPTION

67 Watts Drive is a well presented Three Bedroom Semi-Detached Property boasting modern features throughout. Maintained carefully by the current owners, it offers generous living accommodation with a Double Aspect Lounge, as well as a spacious Kitchen Diner with integrated appliances. There is also a handy separate Utility and a Downstairs WC.

Upstairs, Bedroom One is of good size and has its own En-Suite with a walk-in shower. There is a second Double Bedroom and a Third currently fitted with built in wardrobes and used as a Dressing Room. A large family Bathroom completes the upstairs, which benefits from the flexibility of a bath with shower over.

LOCATION

Shifnal is an attractive small country town set in the Shropshire countryside, yet most conveniently situated some three miles east of the excellent range of shopping and recreational facilities at Telford town centre.

The M54 is within very easy reach providing access to the M6 and the West Midlands conurbation. The town is also serviced by a railway station providing access to Wolverhampton, Birmingham and beyond, as well as Wellington and Shrewsbury.



Your Local Property Experts

01952 820 239



USEFUL INFORMATION: 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

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICE CHARGE: We confirm there isn't a service charge on the property at present, but we believe there may be in the future. Other properties in the same area have a service charge of £195 per annum.

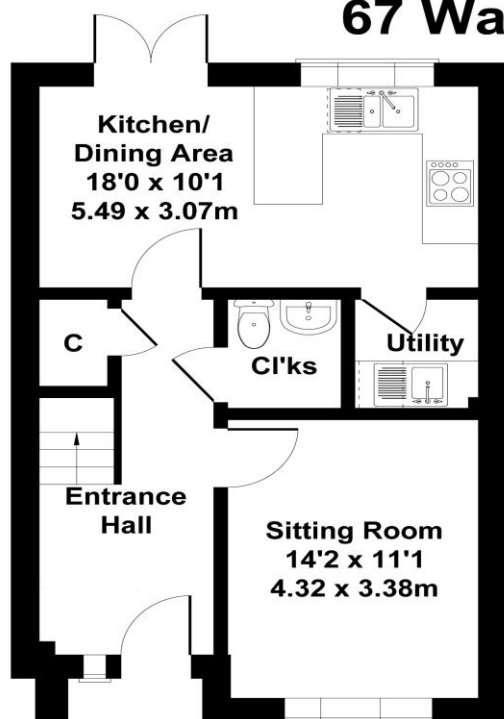


DIRECTIONS: From Newport with the Aldi roundabout, on your left take the 2nd exit onto Newport Bypass/A41, continue to follow A41 for 2.5 miles then turn right onto B4379 and continue for 4.4 miles. Turn right onto Haughton Road then turn right onto Watts Drive, continue until you get to the top of the road then turn left, continue a little way along then turn left onto the private drive and the property will be located on the right hand side.

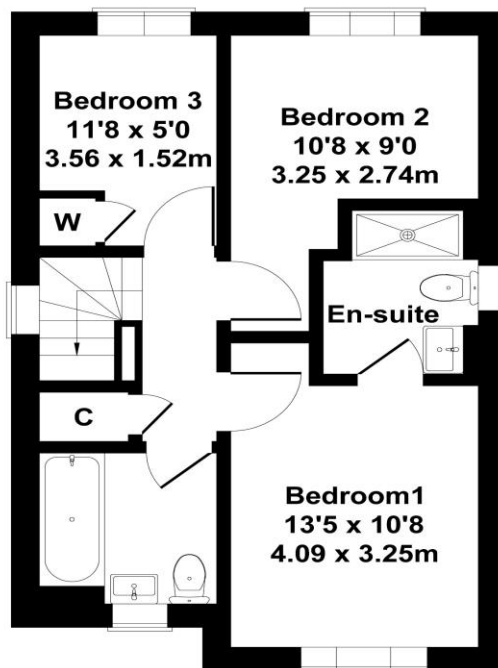
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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

AML REGULATIONS: 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.

67 Watts Drive



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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 820 239

30 High Street, Newport, TF10 7AQ
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Email: newport@barbers-online.co.uk



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.