



Helping *you* move



12 Trent Way, Shifnal, TF11 8FU

A modern, well-appointed, Family House situated in an excellent position within this popular development. Offering excellent transport and school links, this property boasts Five generous Bedrooms, two En-Suites and Family Bathroom. Downstairs, you have the flexibility of a Kitchen/Diner as well as a separate Dining Room, plus a 17ft Lounge with doors out to the rear garden. Plenty of Driveway Parking and a Double Garage are also available.

Offers in the Region of
£465,000

12 Trent Way, Shifnal, TF11 8FU

Overview

- Detached Family Home
- Five Bedrooms, Two with En-Suites
- Entrance Hall
- Ground Floor W.C.
- Kitchen Dining Room, Utility Room
- Dining Room, Lounge
- Cul De Sac Location
- Family Bathroom
- Garden Room Perfect for Home Office
- Driveway Parking for Several Cars
- Lovely Rear Gardens with Patio
- EPC Rating - B, Council Tax Band F



BRIEF DESCRIPTION

Occupying a superb plot overlooking the green area in this popular development, this property boasts a wealth of space, perfect for family living. With a generous downstairs, featuring a modern Kitchen/Diner with separate Utility, large Lounge and further Dining Room, it offers you all the space you need. Upstairs, you will find Five Bedrooms, including a Main Bedroom with En-Suite and views over the front, large Second Bedroom with another En-Suite, and Three further Bedrooms, all of a generous size. There is also a stylish family Bathroom. Externally, Driveway Parking for Several Vehicles and a Garden to the rear, with separate patio and lawned areas, plus a custom built Garden Room, perfect for a Home Office or similar. There is also a Double Garage which is ideal for useful storage space if required.

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.

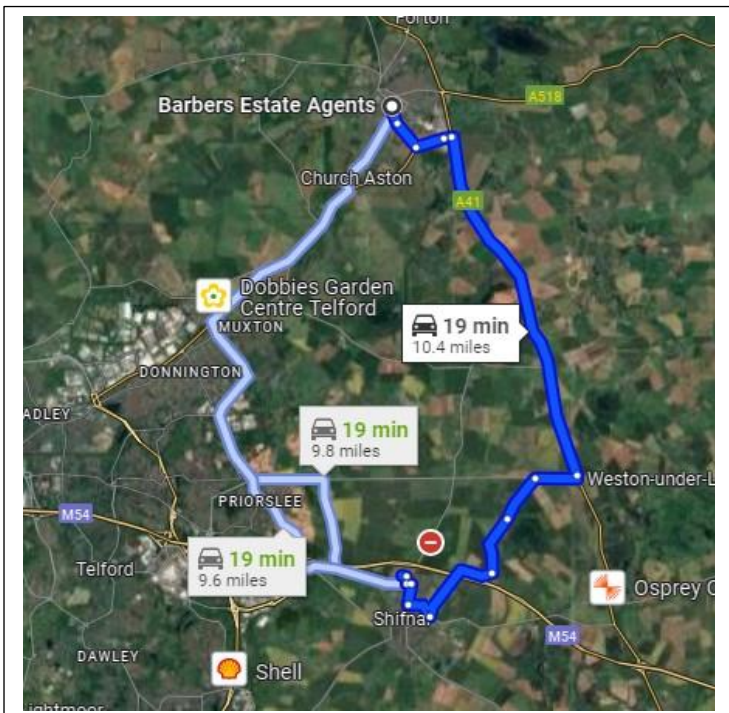
The M54 is within very easy reach providing access to the M6 and the West Midlands conurbation. The town is also serviced by a railway station providing access to Wolverhampton, Birmingham and beyond, as well as Wellington and Shrewsbury.



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



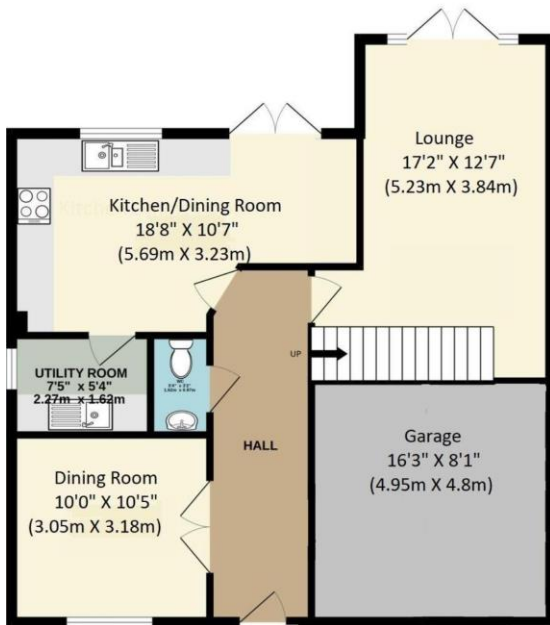
DIRECTIONS: Sat Nav: TF11 8FU

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.

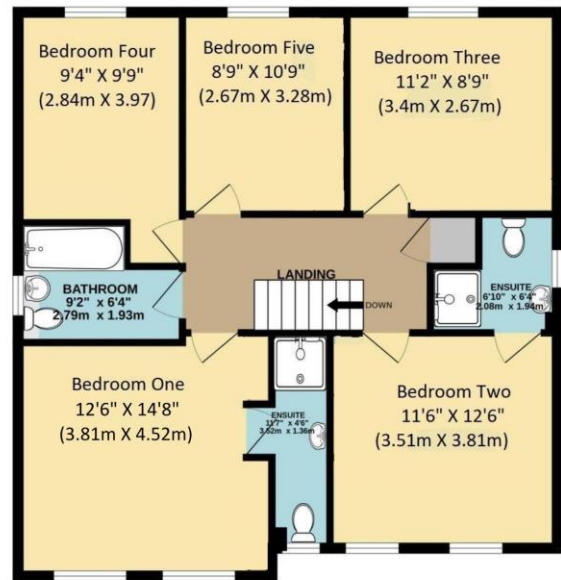
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

SERVICE CHARGE: We confirm there is an annual service charge on the property which is currently £185.06 per annum

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1647sq.ft. (153.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Tel: 01952 820 239

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.