



Helping *you* move



## 6 Edge Avenue, Shifnal

This three bedroomed semi-detached house, with driveway parking for two vehicles and garden cabin, 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

**£245,000**



# 6 Edge Avenue, Shifnal, Shropshire TF11 8FS

## Overview

- Very well presented modern home
- Well appointed kitchen / diner
- Front aspect lounge
- Ground floor cloaks/WC
- Master bedroom with en-suite
- Modern family bathroom
- Driveway parking for two cars
- Sizeable garden cabin
- uPVC Double Glazing. Gas CH
- Freehold, Council Tax Band: C
- EPC Rating: B
- Annual Maintenance fee payable



## 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

This very well presented three bedroomed semi-detached home is situated on a cul-de-sac on this popular modern residential development towards the edge of Shifnal. Entered from the front, the property has a small hallway with stairs to the first floor and access to the front aspect lounge. Off the lounge is an internal lobby with access to a large understairs storage cupboard and cloaks/WC. Beyond the lobby is the full width kitchen diner, fitted with a comprehensive range of units, including an integrated fridge/freezer, washing machine (door is available but not currently fitted), dishwasher, fan assisted oven with separate hob over. This room is finished in LVT flooring and benefits from French style patio doors opening to the rear garden. To the first floor are three good sized double bedrooms, the master bedroom having a front aspect en-suite shower room off. The main family bathroom contains a white three





piece suite.

Externally, there is tandem driveway parking for two vehicles to the side of the house, with the fully enclosed rear garden being entered from a gate to the rear of the driveway. The garden is mainly laid to lawn, with a patio area adjacent to the house itself and a further decked seating space towards the bottom of the garden to enjoy the sunshine at different times of the day. An enclosed play area is finished with artificial lawn, which provides access to the garden cabin, which could be used for a variety of purposes, including office, workshop, gym or as it is currently employed, for childcare. The cabin has a separate electricity supply, with integrated smoke alarm, electric panel heating and additional insulation. The property also benefits from a boarded loft space with fitted ladder and LED light. There is a useful LED PIR security light in the driveway as well.



#### TENURE

We are advised that the property is Freehold. We understand that there is a maintenance fee of c. £220 pa payable for the upkeep of the communal areas within the development. 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 C (currently £1,919.89 for the year 2024/25).

#### 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](mailto: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. Edge Avenue will be found after some distance on the left hand side, and the property can be found on the right hand side, shortly after you enter the cul-de-sac.

#### METHOD OF SALE

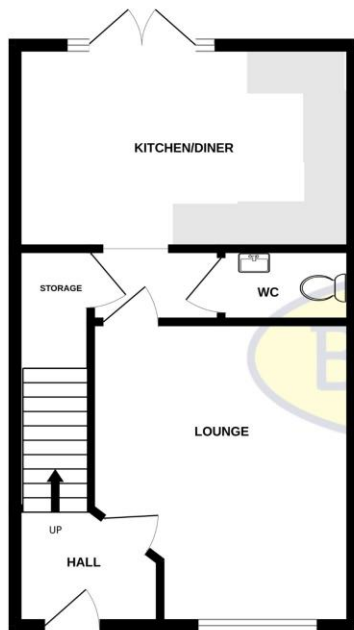
For Sale by Private Treaty.

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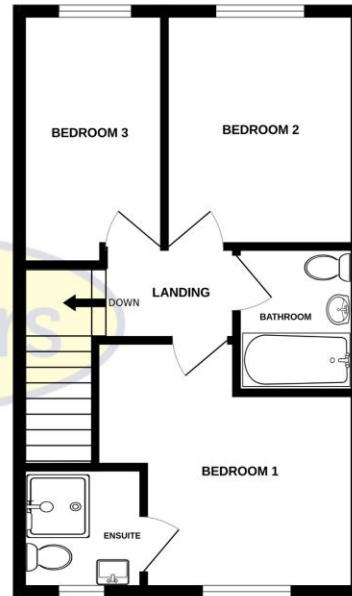
#### AML REGULATIONS

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.

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.  
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All measurements quoted are approximate:

- LOUNGE** 13' 10" max x 12' 0" max (4.22m x 3.66m)
- KITCHEN / DINER** 15' 5" x 9' 4" (4.7m x 2.84m)
- CLOAKS/WC** 6' 0" x 3' 4" (1.83m x 1.02m)
- MASTER BEDROOM** 9' 9" min (12' 0" max) x 9' 2" min (11' 1" max)  
(2.97m x 2.79m)
- EN-SUITE** 5' 8" x 5' 5" (1.73m x 1.65m)
- BEDROOM TWO** 10' 10" x 8' 8" (3.3m x 2.64m)
- BEDROOM THREE** 11' 7" max (10' 9" min) x 6' 7" (3.53m x 2.01m)
- BATHROOM** 6' 8" x 5' 6" (2.03m x 1.68m)
- GARDEN CABIN** 15' 8" x 9' 1" (4.78m x 2.77m)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 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  
Tel: 01952 221 200  
Email: [wellington@barbers-online.co.uk](mailto:wellington@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.