



**32 Cornwallis Drive,
Shifnal,
TF11 8UB**

OIRO £220,000



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A two bedroom detached bungalow in a popular residential area of Shifnal with driveway parking and a single garage, with a pleasant rear garden. With No upward chain, Located in Shifnal.

The entrance hallway first leads to the bathroom, featuring a paneled bath with a mixer shower overhead. The master bedroom overlooks the rear garden, while the second bedroom, a double, faces the front of the bungalow. The spacious lounge boasts a brick-built fireplace. The kitchen includes a range of shaker-style base and wall units and an exterior door to the rear garden. From the lounge, a door opens to the conservatory.

The rear garden is very pleasant, with a block-paved patio, a lawn bordered with mature plants and shrubs, a garden shed, and a side gate leading to the front of the property. There is also access to the garage.

The property is situated in close proximity to the centre of Shifnal. The former market town of Shifnal originally developed as a staging post on the main London to Holyhead trading route. It is an attractive town with a scattering of quaint black and white buildings still surviving amongst the more modern developments. Shifnal is located about 3 miles (5 km) east of Telford, and conveniently close to the M54 and commuter links to Wolverhampton and Birmingham. There are well respected primary and secondary schools within the town, as well as a selection of private schools close by. Shifnal also has a railway station on the Shrewsbury-Wolverhampton Line

ENTRANCE HALLWAY

7'8" x 11'11" x 5'3" l shape (2.34 x 3.64 x 1.62 l shape)
With an airing cupboard

BATHROOM

7'2" x 6'0" (2.19 x 1.83)
With a panelled bath with mixer shower tap. A wash basin and low level W.C. The walls are partially tiled and lino flooring.



BEDROOM ONE

9'8" x 11'11" (2.95 x 3.64)
A double bedroom overlooking the rear garden.



BEDROOM TWO

9'6" x 9'1" (2.92 x 2.79)

A double bedroom situated at the front of the property.



LOUNGE

17'1" x 10'6" (5.22 x 3.21)

A spacious lounge with a brick built fire surround with a mounted electric fire.



KITCHEN

8'7" x 9'2" (2.64 x 2.80)

A range of base and wall units with work surfaces above. A recess area for a cooker, fridge and washing machine. A stainless steel sink, drainer and mixer tap. There is tiling above the worktops and lino flooring. A rear access door to the garden.



CONSERVATORY

A wooden framed conservatory which is accessed from the lounge.



OUTSIDE

A pleasant garden with a block paved patio area which leads to laid lawn. The borders are planted with mature plants and shrubs. There is a garden shed and a side access gate to the front of the property and an exterior door with access to the garage.



GARAGE

16'0" x 8'11" (4.89 x 2.73)

Where the boiler is situated.

AGENTS NOTES:

EPC RATING: D - a copy is available upon request.

SERVICES: The vendors confirm that the property is connected to mains gas, electricity, water and drainage. Heating and hot water is provided by the gas fired combination boiler. Davies White & Perry 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.

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, the Property is Band C (currently £2,113.39 for the year 2025/2026).

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

Mobile Signal/Coverage Indoors: EE Limited, Three Limited, O2 Limited, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Likely, Three Likely, O2 Likely, Vodafone Likely

PARKING: Private driveway and single garage

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

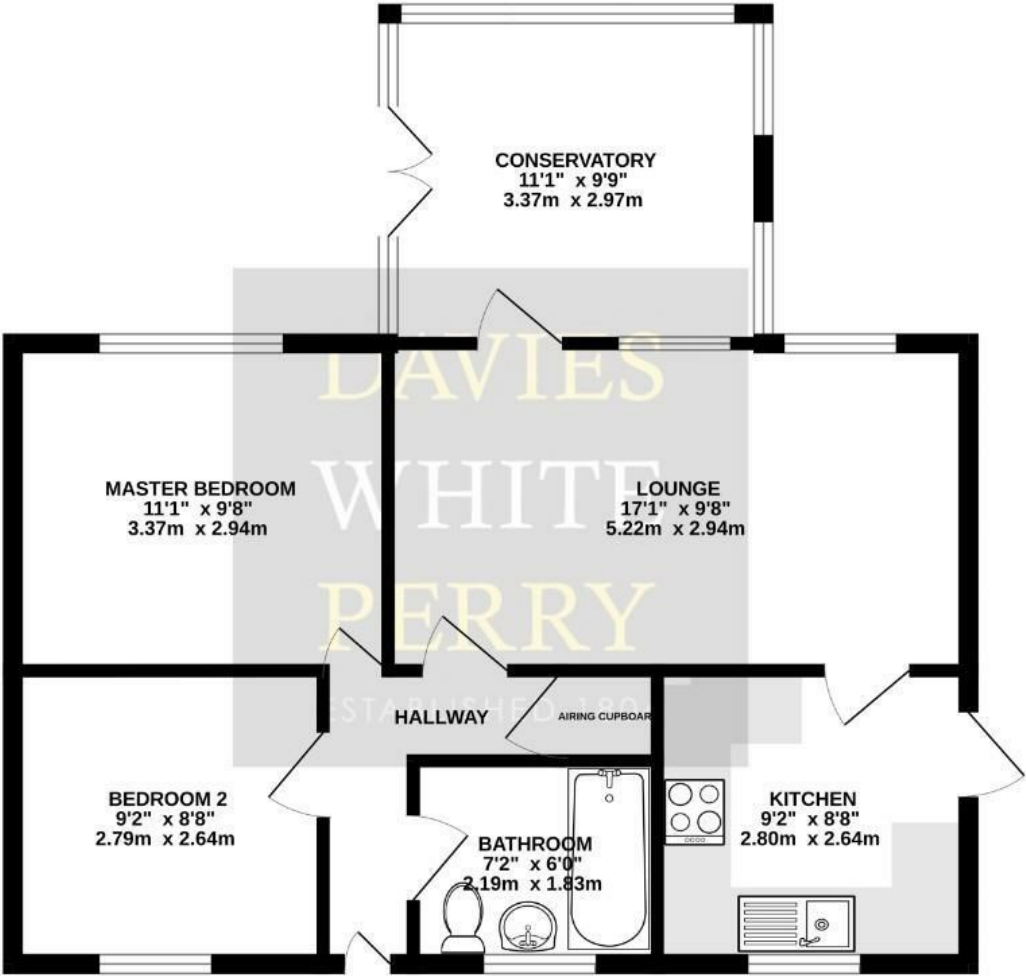
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

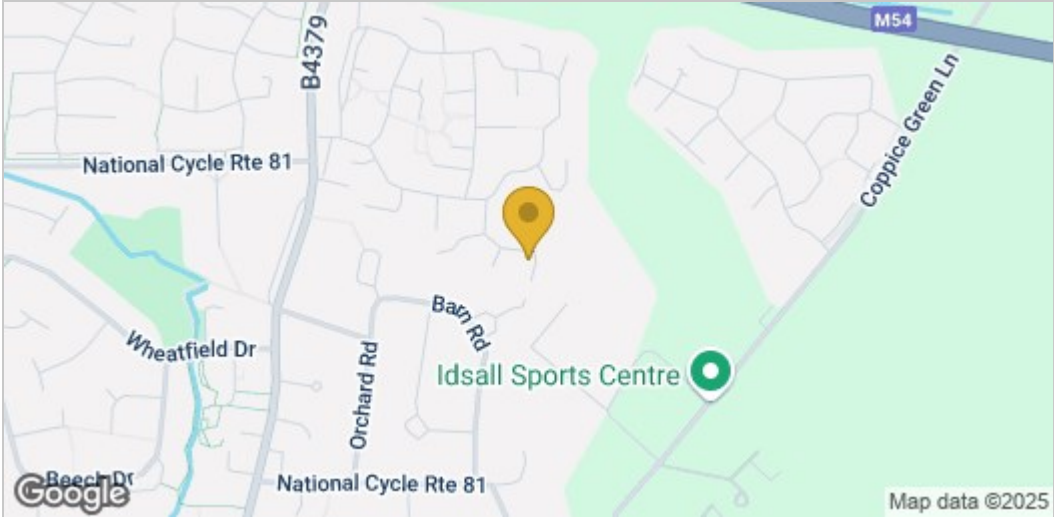
TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk

DIRECTIONS: From our offices in Market Place, head west on Church Street, turn left onto Johns Street, turn left onto Market Place then turn right onto Bradford Street, turn right onto Broadway and in half a mile turn right again onto Drayton Road. Turn right onto Cornwallis Drive.

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.