



**3 Juniper Way,
Shifnal,
TF11 8FN**

OIRO £415,000



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A David Wilson very well presented modern four-bedroom detached family home, complete with driveway parking.

This impressive property boasts a lounge, a spacious kitchen/diner and four generously sized double bedrooms, with a master ensuite. Having a charming rear garden and is located in a sought-after residential area of Shifnal.

The ground floor features an inviting entrance hallway and a convenient cloakroom. The lounge offers dual-aspect windows and a marble fireplace surround with a mounted Gazco LED electric fire, complete with a thermostatic remote control. A large kitchen/diner boasts French doors that open to the rear garden, with an adjacent utility room providing added convenience.

On the first floor, you'll find the master bedroom with an ensuite, along with three additional double bedrooms. Two of the bedrooms include built-in double wardrobes and a family bathroom.

Outside, the property offers driveway parking and a single garage. The front garden is beautifully landscaped with a lawn, shrubbery, and planted borders under the lounge window.

The rear garden is a delightful space, featuring a patio area with steps leading to a lawn. Planted borders showcase a variety of plants and shrubs, and there is a gravel seating area. A side access gate provides easy access to the front of the property, which also has an outside light and tap.

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

With a composite front door.



LOUNGE

12'7" x 15'3" (3.850 x 4.671)

Featuring dual-aspect windows, including a large bay window overlooking the front of the property, this room boasts a marble fireplace surround with a mounted Gazco LED electric fire, complete with a thermostatic remote control. Additionally, it offers a full-length storage cupboard for added convenience.



CLOAK ROOM

4'10" x 5'2" (1.490 x 1.575)

Featuring Amtico flooring, the space includes a pedestal wash basin and a low-level W.C. It also benefits from a full-length storage cupboard.



KITCHEN/DINER

19'2" x 15'7" (5.845 x 4.775)

Featuring a range of modern white gloss base and wall units, the kitchen includes a central island with additional base units on one side and a seating area on the other. It is equipped with a double integrated oven and grill, a six-ring gas hob, as well as an integrated fridge, freezer, and dishwasher. The space is finished with Amtico flooring and inset chrome spotlights. Worktops sit above the base units, complemented with tiles above. The sunroom area features a floor-length bay window and French doors that open out to the garden.



UTILITY ROOM

9'4" x 5'9" (2.869 x 1.770)

White gloss base and wall units paired with wood-effect countertops. It includes designated recesses for both a washing machine and tumble dryer. The floor is finished with Amtico flooring and there is an external door providing access to the rear garden.



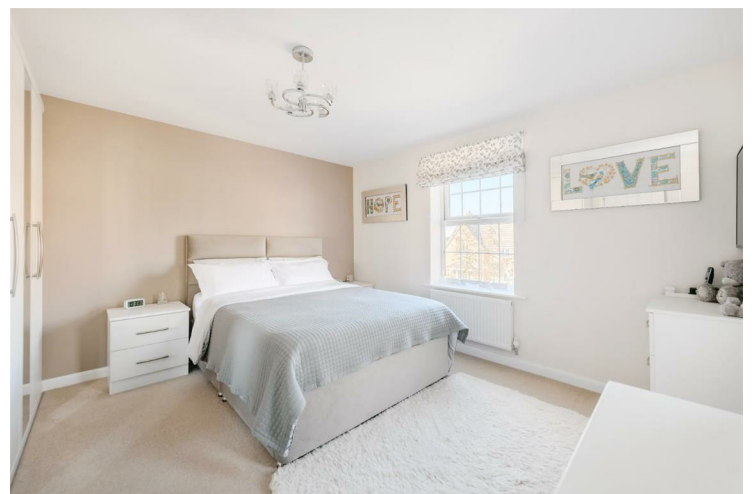
FIRST FLOOR



MASTER BEDROOM

12'7" x 12'2" (3.850 x 3.711)

The bedroom features dual aspect windows and a triple built-in wardrobe. It also includes its own individual central heating control for added comfort.





BEDROOM THREE
 12'7" x 11'6" (3.85 x 3.525)
 Overlooking the rear garden.



BEDROOM FOUR
 11'10" x 8'8" (3.611 x 2.665)
 A further double bedroom overlooking the rear garden.

ENSUITE

4'11" x 7'7" (1.511 x 2.315)

The bathroom includes a spacious double walk-in shower with a chrome shower control and shower head, complemented by tiled walls behind the shower. It features a pedestal wash basin, a low-level WC, and partially tiled walls throughout. The room is finished with Amtico flooring, a shaving point, and an extractor fan.



FAMILY BATHROOM

6'2" x 9'4" (1.886 x 2.846)

The bathroom offers a double walk-in shower with tiled walls behind, a panelled bath, and a pedestal wash basin with a WC. The walls are partially tiled, and there is Amtico flooring, with an extractor fan, and a chrome heated towel rail.



BEDROOM TWO

10'7" x 13'4" (3.251 x 4.088)

A double bedroom with double built in wardrobes.



REAR GARDEN

The garden features a spacious paved patio area, enclosed by wooden sleepers, with paved steps leading to a well-maintained lawn. It includes planted borders with mature plants and shrubs, a gravelled seating area, an outside tap, and a side access gate providing entry to the front of the property.



OUTSIDE

The tarmac driveway offers parking and leads to a single garage. The front garden includes a neatly laid lawn and a planted area beneath the lounge window, featuring mature plants.

AGENTS' NOTES:

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

SERVICES: We are advised that mains water, gas, electricity and drainage are available. Satellite / Fibre TV Availability BT & Sky. Superfast broadband is available speed 32 MPS. There are mobile networks available including EE, Three, O2 and Vodafone. 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.

Service Charge - We are advised the management charges is annually £300 to be paid quarterly.

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, the Property Band is E Is £2,639.85

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.

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

From our office head south west on Church Street towards St Johns Street, At the roundabout, take the 3rd exit onto Innage Rd/A4169 At the roundabout, take the 4th exit onto Victoria Rd/A464 Turn left onto Aston St, At the roundabout, take the 1st exit onto Curriers Lane. Turn right onto Coppice Green Lane. Turn left onto Poplar Street and then right onto Juniper Way the property is situated on the right hand side.

FOUR BEDROOM DETACHED HOME

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Ground Floor:			
Sitting	3950 x 4671 mm	12'8" x 15'4"	
Kitchen/Family/Dining	5345 x 4775 mm	19'2" x 15'8"	
Utility	2369 x 1770 mm	9'5" x 5'9"	
WC	1490 x 1575 mm	4'11" x 5'2"	

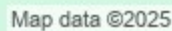



3850 x 3711 mm	12'8" x 12'2"
1511 x 2315 mm	4'11" x 7'7"
3251 x 4088 mm	10'8" x 13'5"
3858 x 3525 mm	12'8" x 11'7"
3611 x 2665 mm	12'0" x 8'9"
1886 x 2846 mm	6'2" x 9'4"

Floor pans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring, stairs, appliance spaces or items of furniture. Please ask your Sales Advisor for details of the treatments specified for individual parts, individual 'features' such as windows, blinds and other materials' colours may vary, or may change, affecting and electrical appliances, fittings, etc. 14408 - 50519 9/26/05

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DAVID WILSON HOMES
WHERE QUALITY LIVES



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>84</p>	
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.