



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

OIRO £460,000

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

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

Upon entering the property, you are welcomed by a spacious ground floor, featuring an entrance hallway and a cloakroom. The lounge has dual aspect windows. There is a large kitchen/diner with French doors that open up to the rear garden. Additionally, there is a utility room.

Moving to the first floor a master bedroom with an ensuite bathroom, and three further double bedrooms, two of the bedrooms having double built in wardrobes. and a family bathroom.

Outside, the property there is driveway parking for up to four cars and a single garage. The front garden has laid lawn areas with shrubbery and planted borders. There is a block paved pathway leading to the property.

There is a delightful rear garden, which has a patio area with steps leading to a laid lawn. There are brick built planters which are planted with a range of plants and shrubs. A stoned pathway through the centre of the lawn which leads to an arbour with a seating area below. A side access gate to the front of the property and a shed. Also having an outside light and tap.

ENTRANCE HALLWAY

The entrance door is a white PVC panelled door, the entrance hallway has Amtico flooring and a radiator.



LOUNGE

15'4" x 12'8" (4.67m x 3.86m)

With dual aspect windows, a large bay window and a further window to the left of the lounge. An under stairs storage cupboard.



CLOAKROOM

5'2" x 4'1" (1.57m x 1.24m)

With a wash basin, low level W.C and extractor fan, the walls are partially tiled and the Amtico flooring. A floor length storage cupboard.





KITCHEN/DINER

19'2" x 15'8" (5.84m x 4.78m)

A range of white high gloss base and wall units, the worktops have tiling above. Having an integrated fridge, freezer, dishwasher, oven and grill. A six ring gas hob with extractor fan above, Amtico flooring and a bay window with French doors which lead to the rear garden.



UTILITY

5'9" x 9'5" (1.75m x 2.87m)

White high gloss base and wall units with recess for plumbing for a washing machine and tumble dryer. Amtico flooring and a rear exterior door leading to the rear garden.



FIRST FLOOR

LANDING AREA

With an airing cupboard and loft access.



MASTER BEDROOM

12'1" x 12'6" (3.68m x 3.81m)

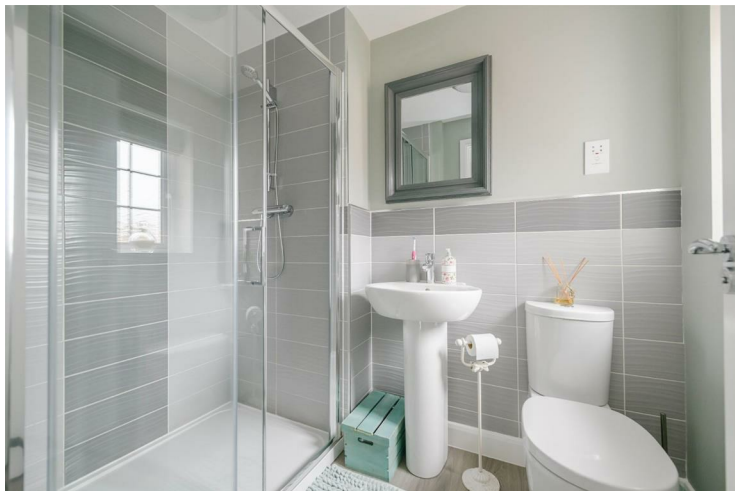
With double fitted wardrobe and dual aspect windows.



EN-SUITE

4'11" x 7'7" (1.52 x 2.32)

A double shower with screen and tiled walls.. The other walls are partially tiled. A wash basin and low level W,C, a white heated towel rail, a shaver point and extractor fan. With Amtico flooring.



BEDROOM TWO

10'8 x 13'5 (3.25m x 4.09m)

A double bedroom.



BEDROOM THREE

12'8" x 11'7" (3.86m x 3.53m)

A double bedroom with fitted wardrobes.



BEDROOM FOUR

12'0" x 8'9 (3.66m x 2.67m)

A double bedroom with a built in wardrobe. One wall having decorative panelling.



FAMILY BATHROOM

9'4" x 6'2" (2.84m x 1.88m)

A panelled bath with a double shower enclosure. There is a wash basin and low level W.C and Amtico flooring.



REAR GARDEN

A very pleasant garden with a patio area. There are steps that lead to a laid lawn with brick built planted borders. A gravelled pathway that leads to an arbour with a seating area. With a side access gate to the front of the property and the other side has a shed. Having an outside light and tap.



OUTSIDE

A tarmac driveway with parking for up to four car, laid lawn areas with shrubbery and planted borders and a block paved path leading to the front door. A single garage with electricity.

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. 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.

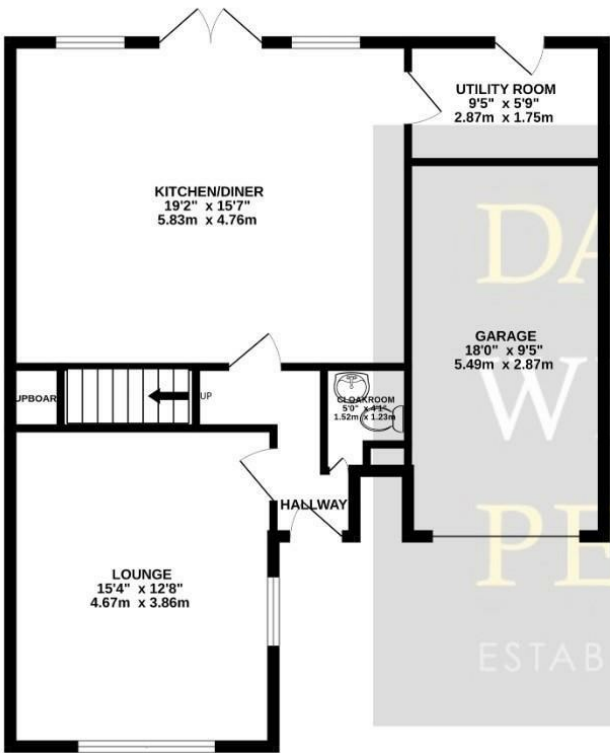
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

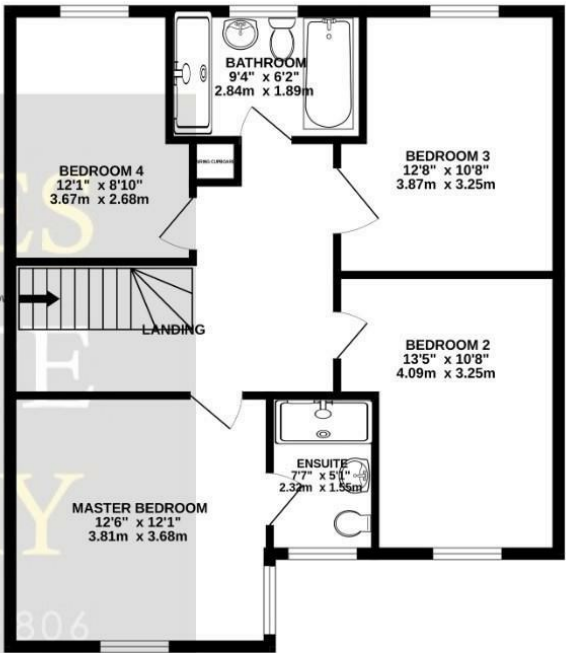
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

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 and can be identified with a For Sale board.

GROUND FLOOR



1ST FLOOR



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		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(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.