



**7 Hazel Way,
Shifnal,
TF11 8GE**

OIRO £305,000

This beautifully presented three-bedroom semi-detached house offers a modern, open-plan living space, featuring a spacious lounge, dining area, and kitchen. The property includes a master bedroom with an ensuite, two additional bedrooms, and a family bathroom. Outside, you'll find a south-facing rear garden, driveway parking, and a single garage. With no upward chain, this property is highly recommended for viewing.

The ground floor of this property boasts a welcoming entrance hallway and a cloakroom. The spacious lounge-diner features French doors that lead to the rear garden, along with a full-length storage cupboard. The kitchen is well-appointed with integrated appliances, including an oven, grill, fridge, freezer, dishwasher, and washing machine.

On the first floor, the master bedroom has double built in wardrobes and an ensuite featuring a double shower enclosure. A second double bedroom, a third bedroom and family bathroom.

Externally, the property offers driveway parking and a single garage. The front garden has a laid lawn with a pathway leading to the front door.

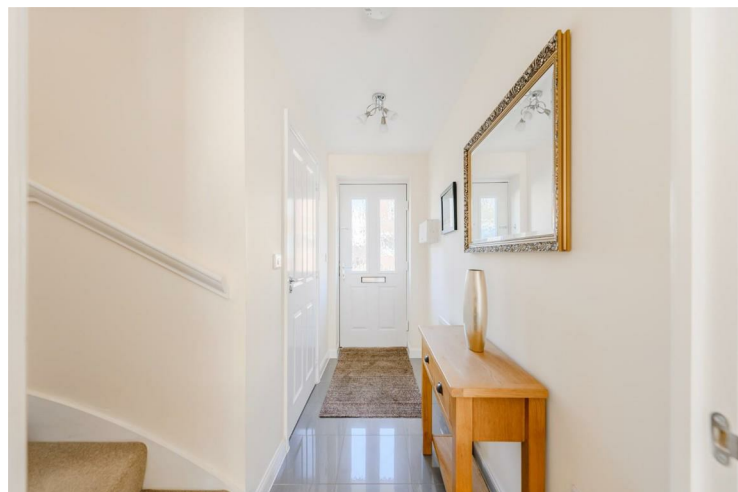
At the rear, the south-facing garden offers two decked areas, a gravel garden with raised planters, and borders filled with mature plants and shrubs. The garden also includes an outside tap and light, along with a side gate providing access to the driveway and single garage.

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

9'9" x 3'9" (2.98 x 1.16)

A composite glazed front entrance door leads into the entrance hallway which has grey high gloss tiles and a radiator.



CLOAK ROOM

6'8" x 3'2" (2.04 x 0.97)

A built in low level W.C and a pedestal wash basin with tiling above. The flooring has grey high gloss tiles.



LOUNGE DINER

16'9" x 15'6" max (5.12 x 4.74 max)

An open plan spacious lounge diner with French doors that open to the rear garden with a floor length understairs storage cupboard.



KITCHEN

8'0" x 9'2" (2.46 x 2.80)

The kitchen is open plan to the lounge diner. With modern cream shaker style base and wall units having wooden effect work tops over. Integrated appliances include a dishwasher, fridge, freezer, oven and grill and also features an integrated washing machine. The flooring has grey high gloss tiles featuring inset chrome spotlights. The boiler is located in the kitchen.



FIRST FLOOR

Stairs to the first floor.

MASTER BEDROOM

12'9" x 10'3" (3.90 x 3.13)

Situated to the front of the property having built in double wardrobes.



ENSUITE

6'7" x 50'11" (2.03 x 153)

A double shower enclosure with a mains shower which has chrome fittings. With a pedestal wash basin and built in low level W.C. There is tiling in the shower area and the walls are partially tiled, a chrome mounted radiator and high gloss grey floor tiles. Inset chrome spotlights and an extractor fan,



BEDROOM TWO

10'4" x 8'11" (3.16 x 2.72)

A double bedroom located at the rear of the property.



BEDROOM THREE

10'4" x 6'4" (3.17 x 1.94)

Overlooking the rear garden.



FAMILY BATHROOM

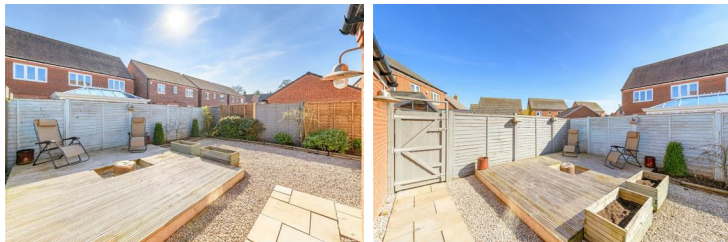
6'10" x 6'2" (2.10 x 1.90)

A panelled bath that has a shower over to the mains with chrome fittings and a shower screen. With a free standing wash basin and low level W.C. Partially tiled walls and grey high gloss floor tiles, inset chrome spotlights and an extractor fan.



REAR GARDEN

A south facing garden with a raised decking area a low maintenance gravelled garden which has a further decking area. Planted borders with and additional raised planters. Having an outside light and tap and a side gate that leads to the driveway and single garage.



OUTSIDE

A laid lawn area an driveway parking for two cars and a single garage.



AGENTS' NOTES:

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

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. 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 1800mbps

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

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

PARKING: Driveway parking and single garage

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

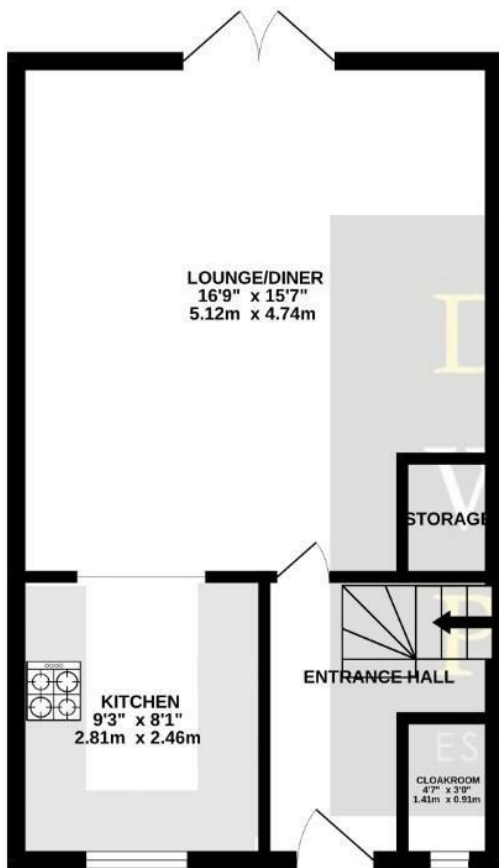
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

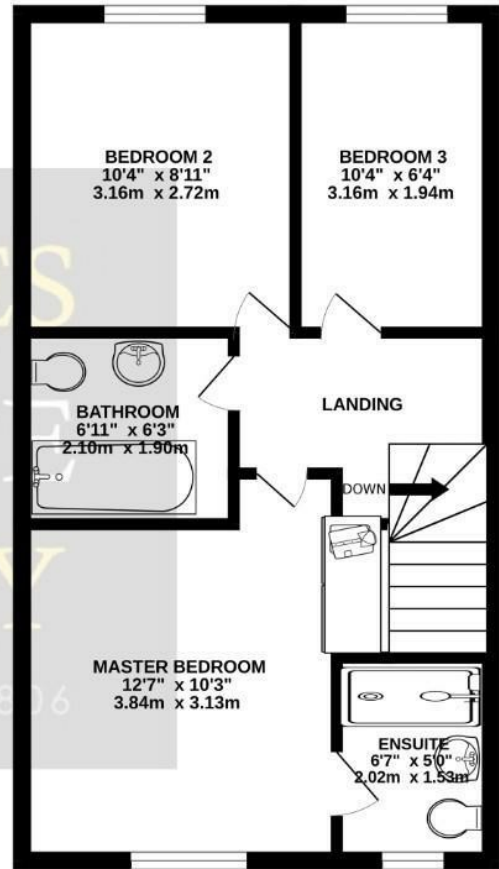
TO VIEW THIS PROPERTY: Please contact our Shifnal Office, 18a Market Place, Shifnal, TF11 9AZ on 01952 560423 or email us at shifnal@davieswhiteperry.co.uk

DIRECTIONS: From our offices in the Shifnal High Street head north on Market Place towards Aston Street. At the round about take the third exit onto Haughton Lane. Turn left onto Hodgson Road and left onto Hazel Way, the property is on the left hand side.

GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.

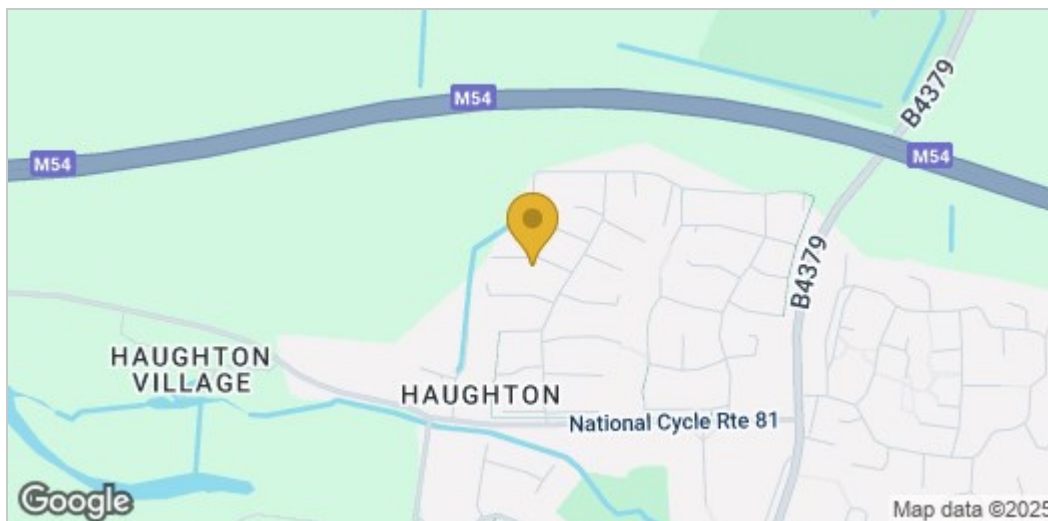


1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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		96
(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.