

**99 Stone Drive,
Shifnal,
TF11 9LX**

OIRO £430,000



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

This impressive property boasts a lounge, a study, and a spacious kitchen/diner. There are four generously sized double bedrooms, including a master with an ensuite, as well as a family bathroom. The home 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, a study, and a cloakroom, which is also conveniently equipped as a utility room. The lounge includes a stylish media wall, complete with shelving, under lighting, and a wall-mounted Celsi electric flame fire with real wood loose logs. The large kitchen/diner benefits from French doors that open out to the rear garden.

Upstairs, the master bedroom offers triple built-in wardrobes and an en-suite bathroom. There are three further double bedrooms, two of which feature double built-in wardrobes, along with a well-appointed family bathroom.

Outside, the property provides driveway parking and a single garage. The front garden includes a stoned area with shrubbery and mature plants.

The delightful rear garden features a sandstone patio area and a well-maintained lawn, bordered by a shrubbery hedge and an additional storage area. There is also a side access gate to the driveway and garage, along with an outside light and tap.

Viewing is highly recommended.

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 LVT flooring, inset chrome spotlights and an understairs storage cupboard.



LOUNGE

15'7 x 12'8 (4.75m x 3.86m)

A glazed interior door opens onto a spacious lounge, featuring a stylish media wall complete with shelving, under-lighting, and a wall mounted Celsi electric flame fire with real wood loose logs. The room is enhanced by decorative panelling on the rear wall and a bay window.



STUDY

6'11 x 8'8 (2.11m x 2.64m)

Overlooking the front of the property.



KITCHEN DINER

10'7" x 26'6" x 9'5 (3.23m x 8.08m x 2.87m)

A spacious kitchen diner fitted with a contemporary range of grey high gloss base and wall units, complemented by quartz worktops and tiled splashbacks. The space features a breakfast bar and a range of integrated appliances, including a fridge, freezer, dishwasher, and a Zanussi oven, grill, and gas hob with an extractor fan above. The dining area is enhanced by a panelled feature wall and French doors opening out to the rear garden. A glazed interior door provides access to the room, which is finished with LVT flooring and inset chrome spotlights.



CLOAKROOM / UTILITY AREA

Fitted with high gloss base and wall units, complemented by tiled splashbacks and a stylish landscape mirror. The space includes plumbing for a washing machine. Additional features include a stainless steel sink and drainer with a mixer tap, a low level W.C., and a chrome heated towel rail. The room is finished with LVT flooring, and an extractor fan.



FIRST FLOOR

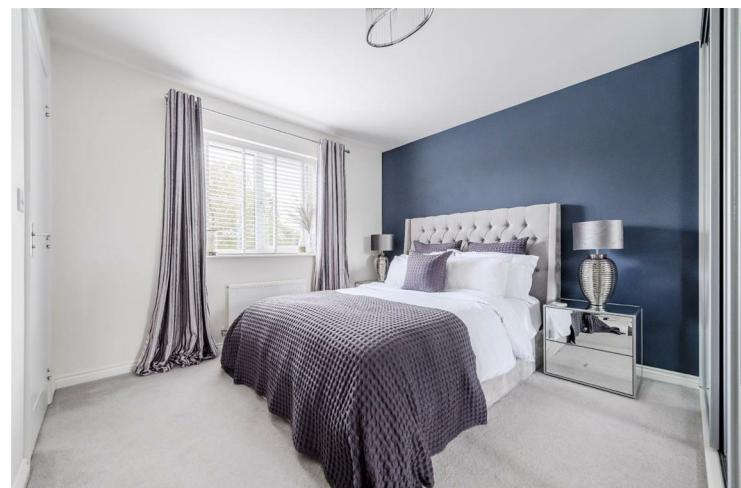
A good sized landing area with an airing cupboard and loft hatch. The loft is boarded with a loft ladder.



MASTER BEDROOM

12'9 x 10'4 (3.89m x 3.15m)

With triple built in wardrobes.



ENSUITE

A single shower enclosure fitted with a mains powered shower featuring dual chrome fittings and full height tiling. The bathroom includes a pedestal wash basin with a fitted landscape mirror above, a low-level W.C., and a chrome heated towel radiator. Finished with high-gloss tiled flooring.



BEDROOM TWO

13'10 x 9'2 (4.22m x 2.79m)

A double bedroom with double built in wardrobes.



BEDROOM THREE

11'3 x 10'2 (3.43m x 3.10m)

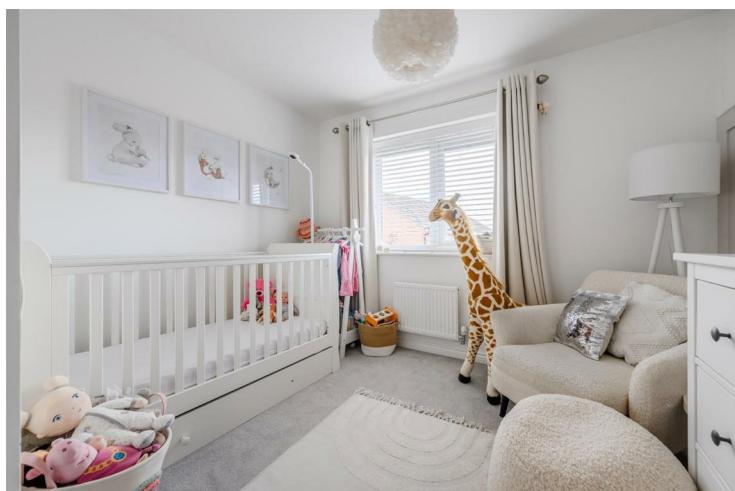
A further double bedroom with built in mirrored wardrobes.



BEDROOM FOUR

12'9 x 9'0 (3.89m x 2.74m)

With a decorative panelled feature wall.



FAMILY BATHROOM

A panelled bath with a mains powered overhead shower, featuring dual chrome fittings and a glass shower screen, complemented by tiling to the shower area. The suite includes a pedestal wash basin and a low level W.C. Additional features include partially tiled walls, a tiled floor.



REAR GARDEN

A spacious, recently laid sandstone patio area, with a laid lawn bordered by a shrub hedge. To the side of the garage, there is an additional storage area. The garden also features an outdoor tap and lighting, along with a side gate leading to the single garage and driveway, which offers parking for two, possibly three vehicles.



OUTSIDE

The front of the property is planted with shrubs and mature plants and a stoned area with a pathway to the front door.



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 E (currently £2,761.92 for the year 2024/2025).

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: EE Limited / O2 Limited / Three None / Vodafone Limited

PARKING: Driveway Parking & Single Garage

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: A Coal Mining reporting area

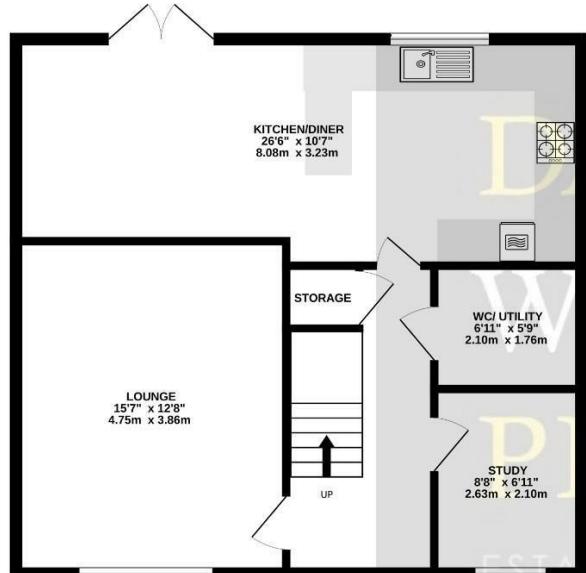
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

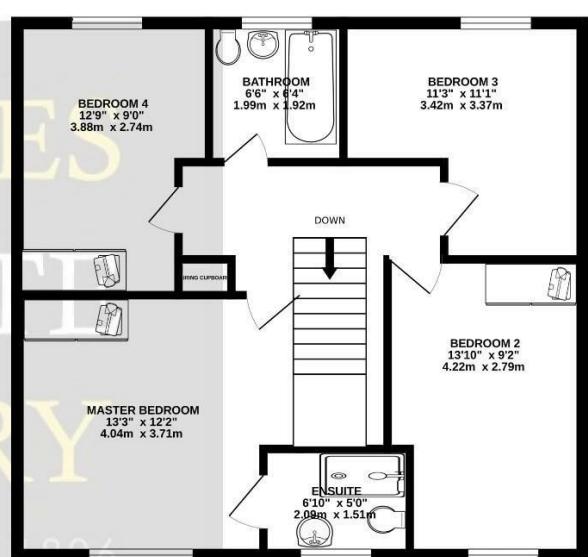
TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk

DIRECTIONS: From Our office head south on Marker Place towards Church Street, turn left onto Lloyd Grove, then turn left onto Stone Drive, then turn left onto Stone Drive, the property is situated on the left and can be identified with our For Sale board.

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



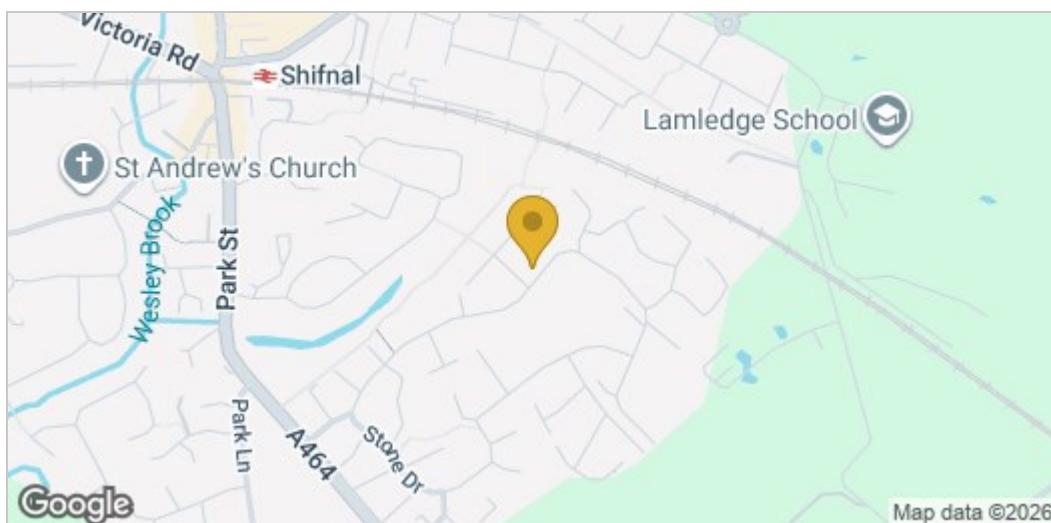
1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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 indicative 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	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.