



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

OIRO £425,000

An attractive four bedroom detached family home, located in a sought-after residential area of Shifnal. The property features a welcoming lounge, a spacious kitchen/diner, a utility room, and a convenient downstairs cloakroom. Upstairs, there are four double bedrooms, including a master bedroom with a newly fitted en-suite, along with a well-appointed family bathroom. Outside, the property benefits from driveway parking for two vehicles, a single garage, and a rear garden.

Upon entering the property there is a hallway, a spacious lounge with an under stairs storage cupboard. A good sized stylish kitchen diner which has a large bay window with French doors that lead to the garden. A utility room and a downstairs cloak room.

To the first floor, the master bedroom benefits from an en-suite featuring a double shower. There are three further double bedrooms and a family bathroom. The landing also offers a useful double storage cupboard.

Externally, the property benefits from driveway parking for two cars, leading to a single garage. The good sized rear garden features a patio area, a laid lawn, and mature planted borders, along with an outside tap and security lighting.

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

A composite glazed door leads into the entrance hallway with LVT wood effect flooring.



LOUNGE

14'6" x 12'4" (4.42 x 3.77)

A spacious lounge with a bay window, an electric mounted fire with a decorative hearth and surround, also having an under stairs storage cupboard.



KITCHEN DINER

26'0" x 15'8" (7.94 x 4.78)

A spacious kitchen/diner fitted with a range of white wall and base units complemented by wooden worktops. The kitchen incorporates an integrated electric oven, gas hob, and dishwasher, along with a recess providing space for a fridge/freezer. The dining area features a bay window and French doors opening onto the rear garden. The room is finished with LVT wood effect flooring throughout.



UTILITY

5'6" x 5'1" (1.70 x 1.57)

Fitted with white base units and wooden worktops, the room offers a recess and plumbing for a washing machine, along with an extractor fan. It features LVT wood effect flooring and an external door providing access to the garden.



CLOAK ROOM



ENSUITE

A newly fitted en-suite comprising a double shower enclosure with sliding doors, chrome shower fittings, and splashback tiling. There is a vanity wash basin with double drawer storage beneath, a low-level W.C., an extractor fan, and a chrome heated towel rail. The room is finished with wood effect LVT flooring



FIRST FLOOR

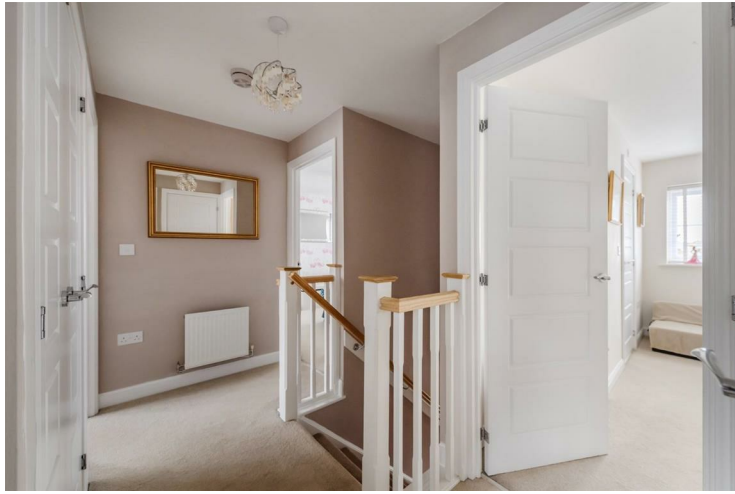
The landing area has a double door storage cupboard, the airing cupboard and loft hatch.



BEDROOM TWO

11'10" x 10'8" (3.62 x 3.27)

A second double bedroom overlooking the front of the property.



MASTER BEDROOM

12'4" x 11'8" (3.77 x 3.56)

A good sized master bedroom overlooking the front of the property.



BEDROOM THREE

11'6" x 10'8" (3.52 x 3.27)

A third double bedroom overlooking the rear garden.



BEDROOM FOUR

12'10" x 8'11" (3.93 x 2.73)

A fourth double bedroom overlooking the rear garden.



FAMILY BATHROOM

6'4" x 6'2" (1.95 x 1.90)

A panelled bath with a pedestal wash basin with a wall mounted cupboard above. A low level W.C finished with tiled flooring and an extractor fan.



REAR GARDEN

A paved patio area, bordered by a wall with steps leading up to the lawn. The garden also features mature planted borders and a garden shed, along with an outside security light and tap. A side gate provides access to the driveway.



SINGLE GARAGE

19'3" x 10'8" (5.87 x 3.27)

With electricity and lighting.

OUTSIDE

A tarmac driveway providing parking for two vehicles, alongside a laid lawn with a shrubbery border.



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 £2,905.90 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 2000mbps

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

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

PARKING: Private driveway & 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.

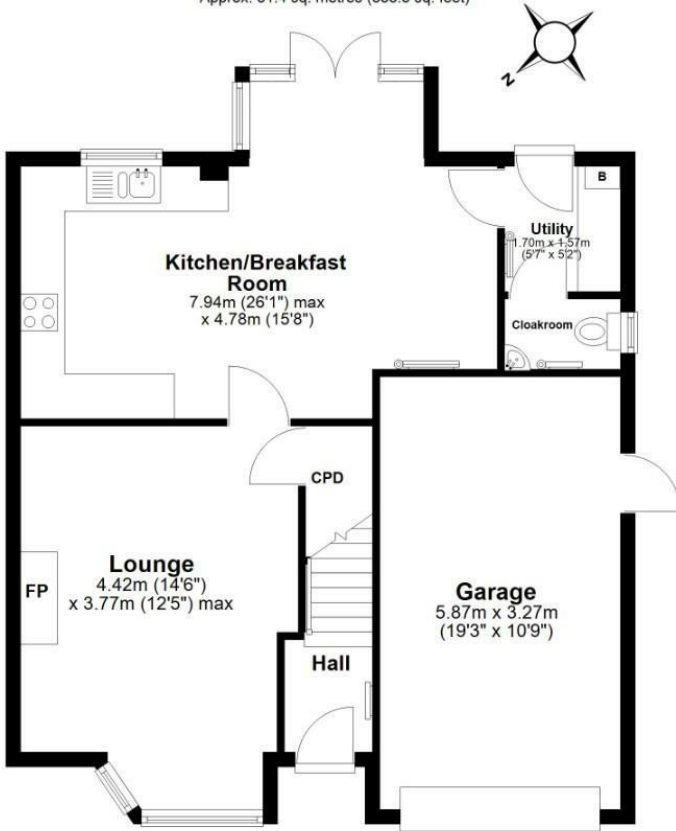
METHOD OF SALE: For Sale by Private Treaty.

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 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.

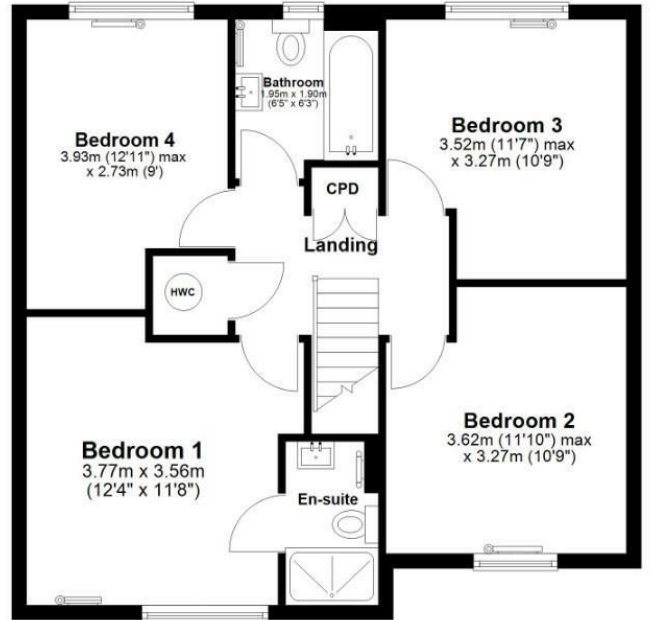
Ground Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



First Floor

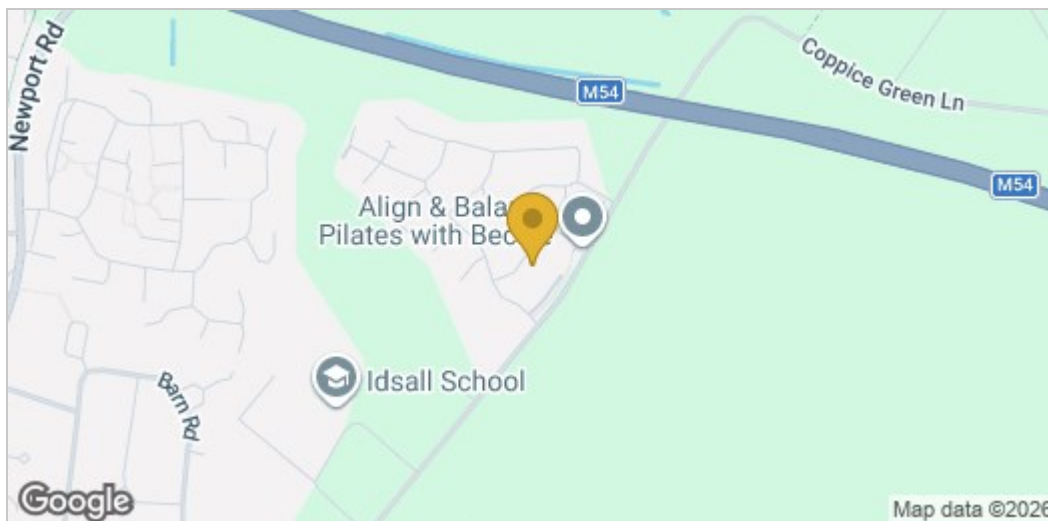
Approx. 62.3 sq. metres (671.1 sq. feet)



Total area: approx. 113.8 sq. metres (1224.6 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property. Plan produced using PlanUp.

49 Juniper Way, Shifnal



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.