



Tanyard Place, Shifnal

OIRO £419,995 Freehold

4 bedroom semi-detached house for sale

Description

A modern four-bedroom semi-detached home, built in 2023 and benefiting from the remaining 7 years of NHBC/build warranty. This beautifully presented property offers spacious and versatile accommodation throughout. The ground floor comprises a large open-plan kitchen, dining and lounge area, creating an ideal family and entertaining space, along with a separate utility area and downstairs WC.

To the first floor are three well-proportioned bedrooms (bedrooms two, three and four) and a contemporary family bathroom.

Occupying the entire second floor is an impressive master suite, featuring a generous bedroom area, dedicated dressing space, and stylish en-suite shower room.

Externally, the property benefits from two allocated parking spaces, a side garden, and a good-sized enclosed rear garden.

Ideally situated within a short walk of the town centre, the property enjoys convenient access to a wide range of local amenities. Shifnal is a highly desirable market town offering excellent transport links, including a railway station just a 3-minute walk from the property, with direct services to the West Midlands and London. The location also provides easy access to the M54 motorway and M6 motorway. Shifnal also benefits from a variety of amenities including a shopping centre, two primary schools, a secondary school, numerous restaurants, pubs and a range of other local facilities.



We are required by law to comply fully with The Money Laundering

Regulations Act 2017 and as such need to complete AML ID verification, on all buyers once an offer is accepted on a property. We use Idenfo Direct UK to complete the necessary checks; this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer will be required to be paid in advance to cover this, when an offer is agreed and prior to a sales memorandum being issued.

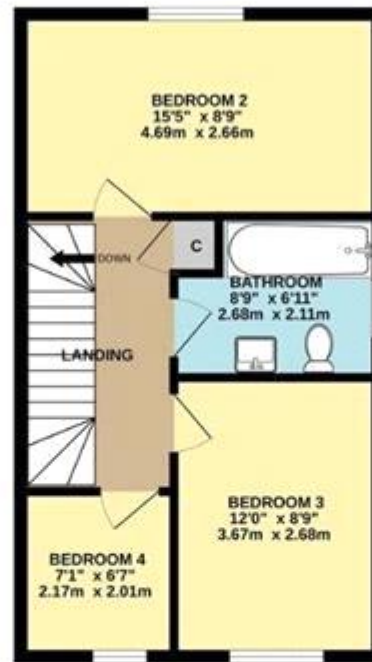
Council Tax Band: D
Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden, Private Garden, Rear Garden

Tenure
Freehold

GROUND FLOOR



1ST FLOOR



2ND 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-)	85		Very environmentally friendly - lower CO ₂ emissions (92-)
A			A
(81-91) B			B
(69-80) C			C
(55-68) D			D
(39-54) E			E
(21-38) F			F
(1-20) G			G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)

Viewing by appointment only
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