



Helping *you* move



1 Coppice Road, Shifnal

This two bedroomed end of terrace house, is exceptionally well presented, conveniently positioned within the sought after locality of Shifnal which offers an excellent range of shops, leisure and education facilities.

Offers in the Region of

£190,000

1 Coppice Road, Shifnal, Shropshire TF11 8DA

Overview

- Available with NO UPWARD CHAIN
- Very well presented home
- Spacious kitchen
- Dual aspect lounge
- Conservatory
- Two double bedrooms
- Family bathroom
- Open plan garden to front and side
- Fully enclosed rear garden
- uPVC Double Glazing. Gas CH
- Freehold, Council Tax Band: B
- EPC Rating: D



Location

The property is situated in a popular and established residential area, towards the edge of the sought after locality of Shifnal which offers a good range of local shops and restaurants, Railway Station and education facilities. Convenient for the M54 which opens the property up to Telford in the west and the West Midlands Conurbation in the east.

Brief Description

This very well presented two bedroomed end of terrace home is situated at the end of a cul-de-sac on this popular residential area towards the edge of Shifnal. Offered for sale with NO UPWARD CHAIN, it presents an ideal opportunity for a first time buy or investment property.

Entered from the front, the property has a small hallway with stairs to the first floor and access to both the lounge/diner and kitchen. The lounge/diner is a bright and spacious room, featuring dual aspect to both the front and side. There is access to a useful understairs storage cupboard. The kitchen is fitted with a comprehensive range of base and wall mounted units, with contrasting work surfaces over and complementary tiling. Space for a fridge/freezer, and space and plumbing provision for a washing machine. There is a free standing electric cooker. This room is finished with ceramic tiled flooring.



Off the kitchen is a lobby, useful for storage, which opens into the conservatory – currently used as a dining room, which provides a space to enjoy the garden all year round.

To the first floor are two large double bedrooms, served by a modern family bathroom with white three piece suite. Externally, the gardens to the front of the property are of the open plan style, mainly laid to lawn with narrow borders of well maintained shrubs and perennials. There is an area of ornamental gravel to one side of the pathway leading to the front door, which also leads to the timber gate, providing access to the rear garden.

The fully enclosed rear garden has a small patio area adjacent to the conservatory, with the remainder being laid to lawn, with provision for a whirly-gig washing line.



TENURE

We are advised that the property is Freehold. This will be confirmed by the Vendors' Solicitor during the Pre-Contract Enquiries. The property is currently tenanted until the end of March 2025. Vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury SY2 6ND. Council Tax B (currently £1,757.58 for the year 2024/25).

SERVICES

We are advised that mains water, drainage and electricity are available. Central heating is provided by a gas combination boiler. Barbers 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Junction 4 on the M54 proceed towards the motorway service station, taking the first exit off the roundabout onto Haughton Lane. Follow this road until you enter the edge of Shifnal, turning left at the end of the lane and then immediately right into Drayton Road. Take the third turning on the left into Balfour Road, Coppice Road is the third turning on the left, where the property can be found at the end of the road.

METHOD OF SALE

For Sale by Private Treaty.

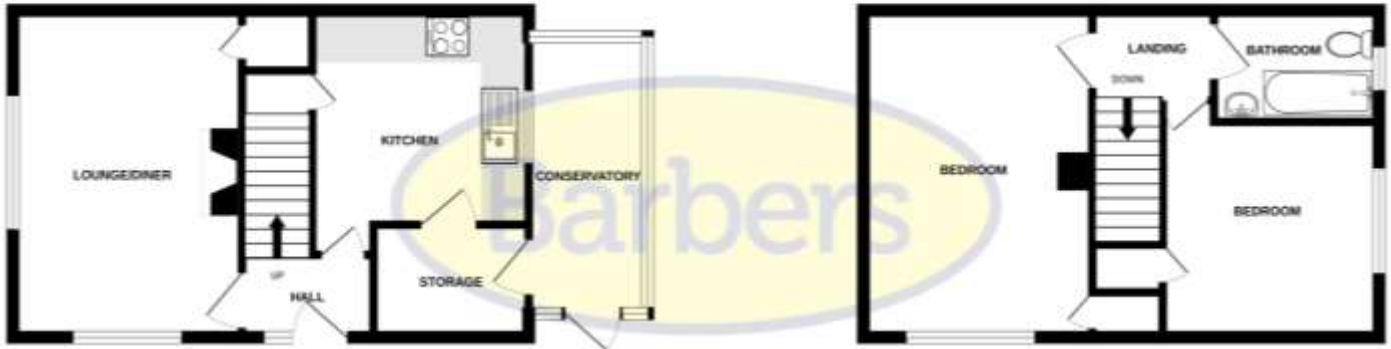
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AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
Made with Metropax C2024

All measurements quoted are approximate:

- LOUNGE / DINER** 14' 11" x 10' 5" (4.55m x 3.18m)
- KITCHEN** 10' 4" x 9' 6" minimum (3.15m x 2.9m)
- LOBBY** 7' 2" x 5' 2" (2.18m x 1.57m)
- CONSERVATORY** 12' 7" x 8' 7" (3.84m x 2.62m)
- BEDROOM ONE** 14' 11" x 10' 6" (4.55m x 3.2m)
- BEDROOM TWO** 10' 5" x 9' 8" (3.18m x 2.95m)
- BATHROOM** 7' 6" x 5' 1" (2.29m x 1.55m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the full EPC is available upon request

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 221 200

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.