

FOR SALE

2 Shaw Croft, Sheriffhales, Shifnal, TF11 8SP



FOR SALE

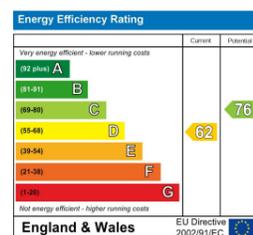
Offers in the region of £500,000

2 Shaw Croft, Sheriffhales, Shifnal, TF11 8SP

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An immaculate 4 bedroom detached property that has been recently renovated and extended by the current owners.



01952 971800

Telford Sales  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com





2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Extended
- Recently Refurbished
- Integral Garage
- Open-Plan Living
- Village Location
- Great Transport Links

**LOCATION**

Sheriffhales is a charming village set amidst the stunning, rolling Shropshire countryside, yet it offers excellent connectivity to major road networks. The A5 and A41 corridors, along with the M54 motorway, provide easy access to key commercial hubs such as Telford, Wolverhampton, and Birmingham. Local amenities are available in the nearby former market town of Shifnal.

The area boasts a range of excellent schooling options, including Adams Grammar School in Newport, Birchfield Preparatory School in Albrighton, St. Dominic's Grammar School in Brewood, and Wolverhampton Grammar School. Additionally, the village itself is home to a well-regarded primary school.

Sheriffhales has a vibrant community spirit, supported by local initiatives such as a Solar Farm, which generates funds for the Church, school, and village hall. The village also has an active Community Choir, which performs regularly, a WhatsApp group fostering ongoing communication, ten community magazines each year, and its own dedicated field. For those interested in outdoor pursuits, two golf clubs are just a ten-minute drive away, while the Lilleshall Hall Sports Centre—part of the same parish—provides a hub for excellence in a wide range of activities, managed by the Sports Council.

**DIRECTIONS**

From Wellington, head towards the M54 and join the Eastbound Carriageway, continuing along until you exit at Junction 3. Take the first exit and follow the A41 for around 2 miles, continuing straight ahead over the Pickmere Roundabout. Take a left turn onto King Street and follow the road until you get to the T Junction at the B4379 where you take a left turn. Follow the B4379 into Sheriffhales, before taking a left turn into Kettlemore Lane, then the second right into Shaw Croft where the house can be found on the left-hand side.

**ROOMS**

**GROUND FLOOR**

**ENTRANCE HALL**

**OPEN PLAN KITCHEN/LIVING/DINING ROOM**

**FAMILY ROOM**

**STUDY**

**BOOT ROOM**

**W.C.**

**FIRST FLOOR**

**LANDING**

**BEDROOM 1**

**EN-SUITE**

**BEDROOM 2**

**BEDROOM 3**

**BEDROOM 4**

**BATHROOM**

**EXTERNAL**

**INTEGRAL GARAGE**

**FRONT GARDEN**

**REAR GARDEN**

**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND  
Tel: 0345 678 900

**COUNCIL TAX BAND**

The property is currently showing as Council Tax Band E. Please confirm on the Shropshire Council website.

**TENURE AND POSSESSION**

Freehold with vacant possession on completion.

**VIEWINGS**

Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: telford@halls.gb.com.