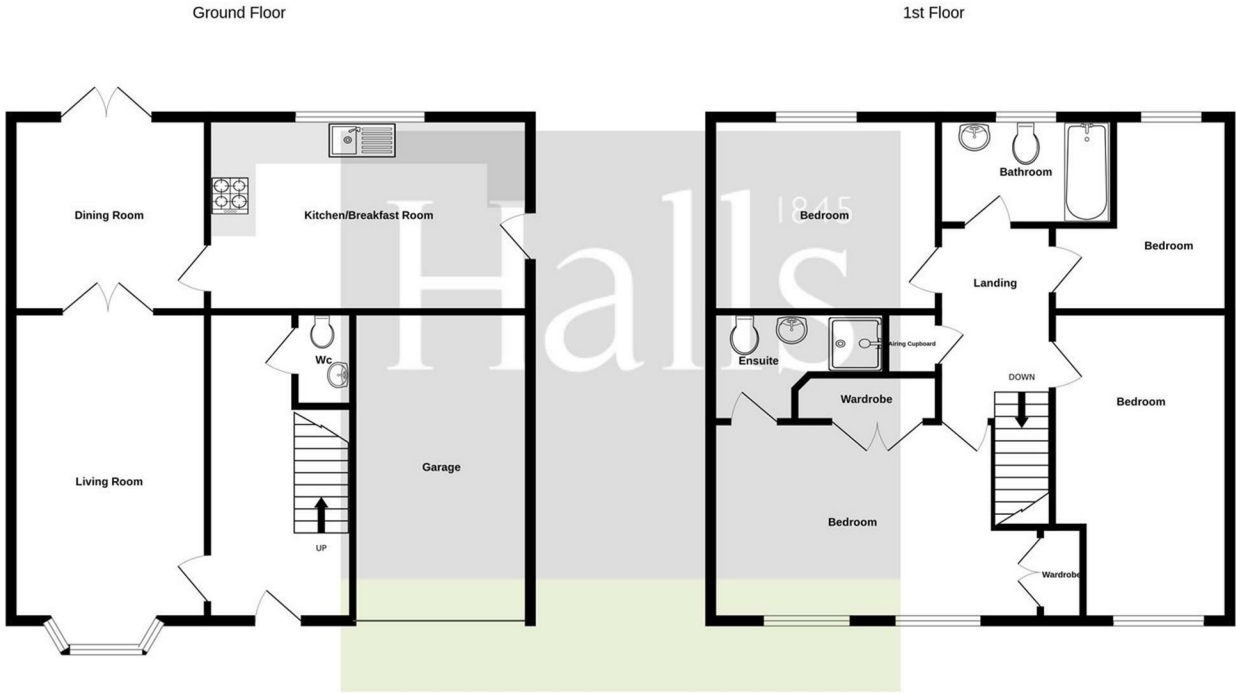


FOR SALE

14 Williams Crescent, Shifnal, TF11 9QE



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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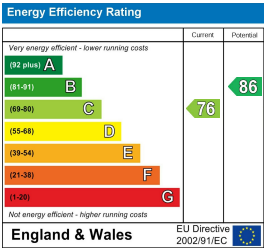
FOR SALE

Offers in the region of £360,000

14 Williams Crescent, Shifnal, TF11 9QE

**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



A beautifully presented four-bedroom detached home in sought-after Shifnal. Features include a spacious lounge with bay window, open-plan dining room with garden access, modern kitchen with integrated appliances, and a master bedroom with en-suite. Outside offers a well-maintained garden, driveway parking, and great curb appeal—ideal for stylish family living.



01952 971800

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



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2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Driveway and Garage
- Well Presented Throughout
- Private Garden
- Four Well-Sized Bedrooms
- Sought-After Location
- Total ft² - 1259

**DESCRIPTION**  
Welcome to Williams Crescent, a beautifully presented four-bedroom detached home, perfectly situated in the desirable town of Shifnal. With its spacious and well-appointed layout, this property is ideal for modern family living, offering both comfort and style.

The property boasts a large living room with a bay window, providing plenty of natural light and a cozy space for family gatherings. Double doors lead to the dining room, offering an open-plan feel that flows seamlessly into the garden. This design is ideal for entertaining guests or family dinners, making it the perfect space to host.

The well-equipped kitchen features contemporary units, integrated appliances, and ample space for dining. This kitchen serves as the heart of the home, perfect for family meals and day-to-day living. It's a central hub where the family can come together.

There are four generously sized bedrooms, including a master suite with its own en-suite bathroom. The remaining bedrooms are served by a stylish family bathroom, providing comfort and privacy for everyone in the family. The layout ensures that everyone has their own space while enjoying the luxury of a well-appointed home.

The property also offers a beautifully maintained garden, with a lush lawn and easy access to the rear garden from the dining room. This private outdoor space is perfect for children to play, gardening, or simply enjoying the fresh air in a peaceful setting. It provides a fantastic area for relaxation and outdoor entertaining.

The property features a driveway with ample space for off-road parking, along with an attractive front lawn that enhances its curb appeal. It's the perfect blend of style and practicality.

**LOCATION**  
Set within a quiet residential area, Williams Crescent is close to excellent local schools, parks, and play areas. The Shifnal train station is nearby, providing easy access to local amenities and transport links to nearby towns and cities. The location offers the best of both worlds—quiet living with convenient access to everything you need.

**DIRECTIONS**  
From Junction 6 of the M54, go towards Shifnal. Stay on the M54 for 1.5 miles before taking Exit 4. At the roundabout take the third exit onto the A464. In 320 yards take the third exit and stay on the A464 for 1.3 miles before taking the third exit at the next roundabout onto Victoria Road. In 0.2 miles bear right onto Market Place. In 0.4 miles turn left onto Lloyd Grove. Turn right in 80 yards onto Stone Drive and right again in 120 yards onto Williams Crescent. In approximately 50 yards you will find the property on your left hand side.

**ROOMS**  
**GROUND FLOOR**

**LIVING ROOM**  
The spacious living room provides a bay window to the front elevation and French doors opening through to the dining room.

**DINING ROOM**  
The well-sized dining room offers French doors leading out to the garden.

**KITCHEN/BREAKFAST ROOM**  
The large kitchen/breakfast room provides ample worktop and storage space as well as access to the side of the property and views to the rear aspect.

**W.C.**  
The W.C. on the ground floor has a toilet and a hand wash basin.

**FIRST FLOOR**

**BEDROOM ONE**  
A spacious double bedroom with two windows to the front elevation and fitted wardrobes.

**EN-SUITE**  
White three-piece suite comprising shower, wash-hand basin and W.C.

**BEDROOM TWO**  
A large double bedroom with views to the front elevation.

**BEDROOM THREE**  
Another spacious double bedroom with views to the rear aspect.

**BEDROOM FOUR**  
A well-sized single bedroom with views to the rear elevation.

**BATHROOM**  
A white three-piece suite comprising bath, wash-hand basin and W.C.

**EXTERNAL**  
**GARAGE**  
A single garage with up and over door.

**GARDEN**  
The spacious, private and enclosed garden provides both patio and grassed area perfect for entertaining and relaxing.

**LOCAL AUTHORITY**  
Shropshire Council - 03456 789002.

**COUNCIL TAX BAND**  
The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

**POSSESSION AND TENURE**  
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](mailto:telford@halls.gb.com).

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.