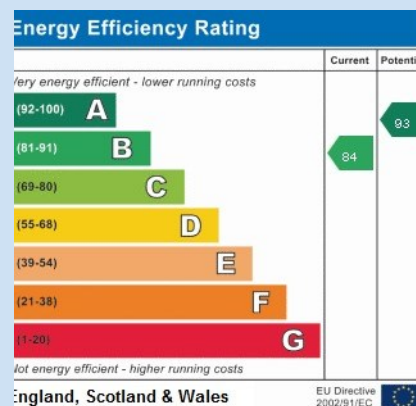


# 14 West Way, Shifnal TF11 8GR



## £ 4 4 4, 9 5 0 r e g i o n

This one has the wow factor! Beautifully presented throughout with lots of natural light, this four bedroom detached property also scores high on the energy efficiency ratings. The stunning accommodation includes centrally positioned entrance hallway with guest cloaks, attractive living room, huge extended kitchen/diner/family area with roof lanterns and shuttered patio doors creating a lovely light and airy feel to the room, with the added bonus of an adjacent utility room. The first floor offers four well proportioned bedrooms (the main bedroom has its own ensuite shower room) plus a family bathroom with bath and shower. Externally there is driveway parking for two vehicles, a single integral garage and a sunny south facing garden to the rear with two separate patio areas for outside dining or relaxing plus a large area of lawn. Occupying a perimeter position on the development, the views from the front look over attractive parkland. Shifnal is a popular small town located just three miles from the many amenities of Telford. The M54 motorway is within very easy reach providing access to the M6 and the West Midlands conurbation. The town is also serviced by a railway station providing access to Wolverhampton, Birmingham and beyond, as well as Wellington and Shrewsbury.



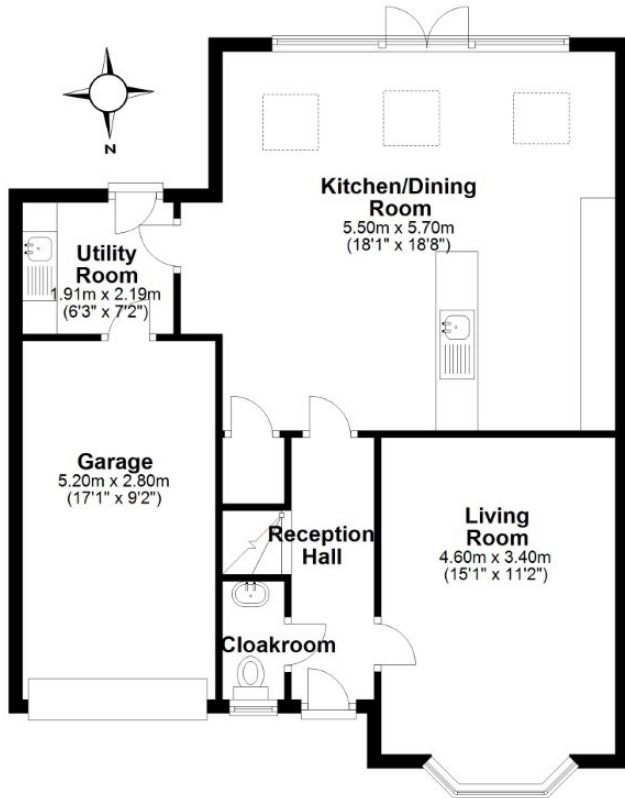




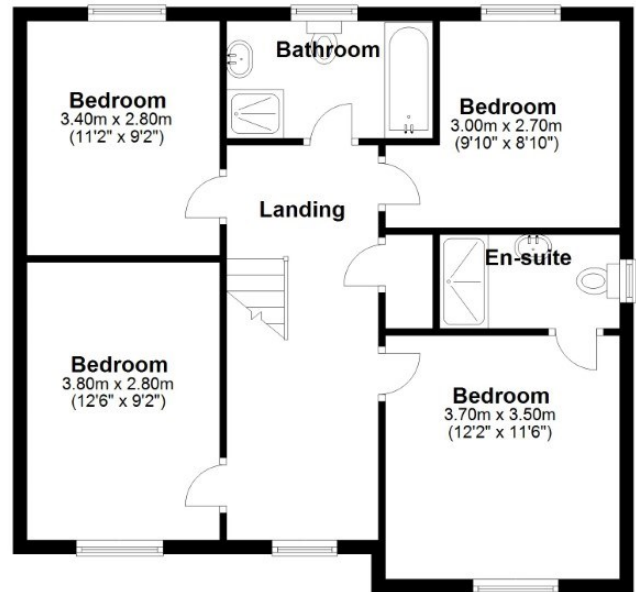




**Ground Floor**  
Approx. 77.5 sq. metres (834.0 sq. feet)



**First Floor**  
Approx. 66.9 sq. metres (720.3 sq. feet)



Total area: approx. 144.4 sq. metres (1554.3 sq. feet)  
**14 West Way**

**Tenure** Freehold    **Council tax** Band E

**Fixtures & Fittings**    Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 21st October 2022