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4



2



Aston Road, Shifnal, TF11 8DU

Prices from
£319,995



Property Description

The Dunham offers the perfect balance of space and practicality for your modern family lifestyle. Light floods The Dunham's contemporary open-plan kitchen/dining room from both the skylight windows and French doors, creating brightness throughout. A separate living room with feature bay window offers the space you need to unwind and relax. The practical necessities have also been considered with a downstairs WC, utility room and a single garage. On the first floor are three good-sized bedrooms and a family bathroom with separate shower cubicle, while on the second floor you'll find the master bedroom complete with its own feature skylight windows and en-suite.

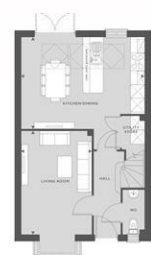
Accommodation

HALL	
DOWNSTAIRS W/C	
KITCHEN/DINER	5.34 x 4.02 (17'6" x 13'2")
UTILITY ROOM	
LOUNGE	3.08 x 4.52 (10'1" x 14'9")
FIRST FLOOR LANDING	
BEDROOM 2	2.73 x 3.28 (8'11" x 10'9")
BEDROOM 3	2.73 x 3.17 (8'11" x 10'4")
BEDROOM 4 / OFFICE	2.53 x 3.17 (8'3" x 10'4")
FAMILY BATHROOM	
MASTER BEDROOM	4.04 x 3.54 (13'3" x 11'7")
EN-SUITE	
REAR GARDEN	
GARAGE	
DRIVEWAY FOR 2 CARS	

Tenure: Freehold



Floor Plan: Aston Road, Shifnal, TF11 8DU



GROUND FLOOR
KITCHEN/DINING: 5.39M X 5.62M 17'6" X 18'2"
LIVING ROOM: 3.08M X 5.21M 10'1" X 14'0"



FIRST FLOOR
BEDROOM 2: 2.79M X 3.28M 9'2" X 10'9"
BEDROOM 3: 2.79M X 3.17M 9'2" X 10'5"
BEDROOM 4: 2.59M X 3.08M 8'6" X 10'1"



SECOND FLOOR
MASTER BEDROOM: 4.89M X 3.31M 16'1" X 10'9"

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

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We are available
8am - 8pm Mon - Fri
9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

