

28 Admirals Way Shifnal TF11 8BX

A Delightful Two Bedroom Semi Detached Bungalow of Pleasing Dimensions with the Benefit of an Extended Garage, ample Driveway Parking and an Impressive, Private Rear Garden. The property sits within the ever popular Admirals Farm Development on the rural fringe of Shifnal within close proximity to all the excellent amenities including small independent shops, restaurants, bars, cafes, a post office and a medical practice in this vibrant historic town enjoying a thriving community spirit and an active social calendar. It's also a great place for commuting having rail services running from Shifnal station to Shrewsbury, Birmingham and beyond, and the M54 being within easy reach via Junctions 3 and 4. This impeccable home enjoying a cosy Lounge/Dining Room with access into the wonderful rear garden has also been tastefully upgraded over recent years with a fabulous high quality stylish Kitchen and a most beautifully appointed Bathroom. The sleeping accommodation is equally impressive with the main bedroom having attractive fitted furniture providing lots of storage space along with a second sizeable bedroom, both served by the house bathroom.

ACCESS The property sits behind a well maintained lawned front garden inset with a lovely tropical tree, an attractively planted herbaceous border and a long paved driveway extending to the front door and the garage.

Overview

- A Delightful Two Bedroom Semi Detached Bungalow of Pleasing Dimensions with an Extended Garage and an Impressive Private Rear Garden
- Only a Short Distance to the Excellent Amenities in Shifnal Town Centre Including a Post Office and Medical Practice
- Upgraded with an Impressive High Quality Kitchen and Bathroom
- Generous Comfortable Lounge with Rear Garden Access

ACCOMMODATION A part glazed **ENTRANCE DOOR** opens into the **ENTRANCE HALL** Having access to a part boarded loft with ladder, ceiling light point, a storage cupboard housing the Combi gas central heating boiler and doors to all rooms. **LOUNGE/DINING ROOM** A glazed panelled door from the entrance hall opens into the room and sliding doors open onto the garden patio. This cosy room also enjoys a brick built fireplace featuring a coal effect gas fire, carpet, radiator, two ceiling light points, a coved ceiling and a further glazed panelled door opening into the **KITCHEN** Fabulously appointed with beautiful tiled flooring, high quality sleek eye level units with lighting beneath and base cupboards having useful corner storage carousels within and floor level plinth heating providing warmth during the cooler seasons, along with beautiful work surfaces incorporating a four ring gas hob with a chimney extractor over, a high gloss splashback and a composite sink with mixer tap. Furthermore down lighting within the ceiling provides evening illumination and Integrated appliances include a fridge, freezer, dishwasher, a washing machine and an electric oven with a retractable door. A sliding door also gives rear garden access.

BEDROOM ONE Having a leaded light style window to the frontal aspect with no directly overlooking properties. The room is carpeted and fitted with a range of over bed cupboards and a mirrored wardrobe housing shelving and drawers giving plenty of storage. A ceiling light gives illumination and a radiator provides warmth. **BEDROOM TWO** Also having a leaded light style window overlooking the frontal aspect and fitted with carpet, radiator and a ceiling light point. **HOUSE BATHROOM** Having a side aspect privacy window inset with slatted blind, heated chrome towel rail in addition to underfloor heating, extractor fan, down lighting, and appointed with gorgeous wall tiling within the shower enclosure which also benefits from a rainhead shower along with a hand held attachment. A glossy counter top sits alongside the hand wash basin and an enclosed flush W.C. completes the bathroom suite.

REAR GARDEN A private and picturesque well stocked garden overlooking a tree lined aspect and featuring an array of perennial flower beds surrounding a manicured shaped lawn. A generous paved patio and a further circular paved seating area provide ideal places to sit and enjoy this lovely garden while the fence panelled perimeter also gives privacy. **GARAGE** Having been extended to provide excellent storage or maybe a workshop to the rear, with the roof space also giving extra storage and a window letting in natural light. Two doors open into the garage from the garden and an electronically operated Crocodile style roller shutter door opens from the front within the driveway. Power points and lighting are further benefits within the garage. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: C DIRECTIONS: SAT NAV POST CODE:**







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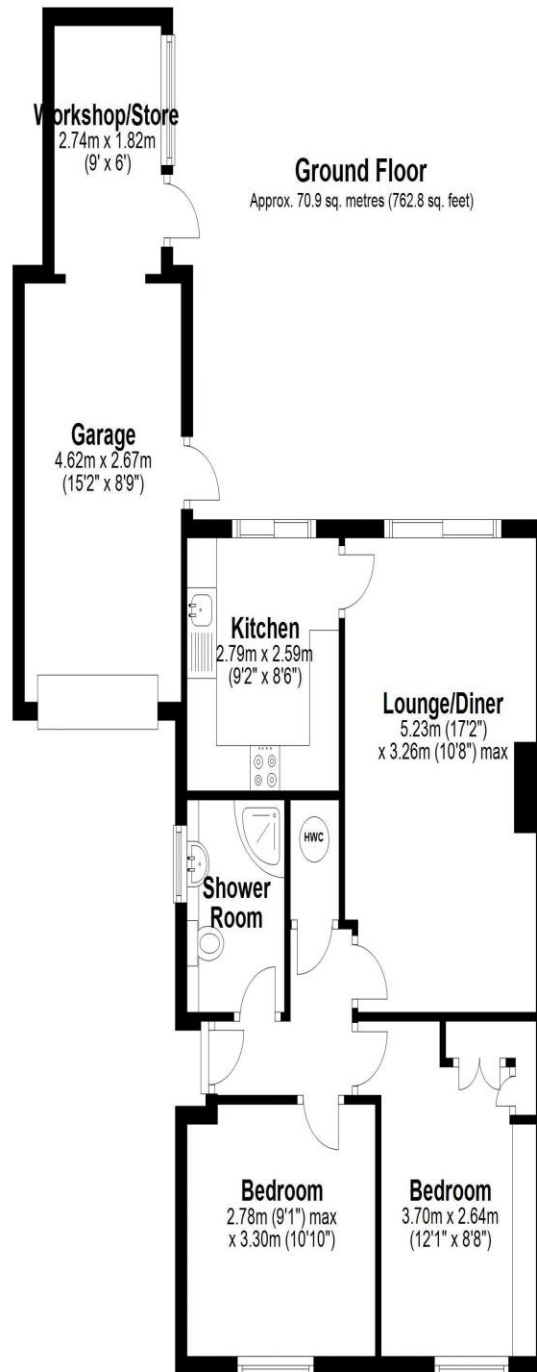
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance 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. F710



Total area: approx. 70.9 sq. metres (762.8 sq. feet)

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