

28 Grosvenor Gardens Shifnal TF11 8EB

An Attractive and Deceptively Spacious Three Bedroom Semi Detached Family Home well positioned at the end of a select cul de sac in Shifnal with the benefit of a driveway extending beneath a covered car port to the garage giving ample parking. Local schools are also within easy reach as well as a great choice of amenities in this vibrant Shropshire town centre including independent shops, restaurants, bars, cafes along with dental and medical practices. This delightful property has recently undergone a programme of partial renovation with all new electrics, a newly installed gas central heating boiler and a fabulous luxury Bathroom. 28 Grosvenor Gardens welcomes you into an enclosed Entrance Porch giving direct access into the Open Plan Lounge featuring an elegant fireplace and a deep bay window letting in plenty of natural light. An attractive spacious Dining Kitchen sits to the rear of the property connecting to a Conservatory with access into the private rear garden enjoying a sunny aspect, perfect to enjoy summer dining. Heading upstairs and leading off the landing, Two double bedrooms and a single share the luxury Bathroom. Commuters will also appreciate a rail station in Shifnal along with the M54 being within close proximity at Junctions 3 and 4, both giving access to Shrewsbury, Birmingham and onwards to London Euston.

ACCESS The property sits well back from the road with a paved driveway continuing along to a wrought iron gated covered car port having a sliding door opening into the conservatory and access to the garage beyond.

Overview

- An Attractive and Deceptively Spacious Three Bedroom Semi Detached Property Positioned Within a Select Shifnal Cul de Sac
- Generous Off Road Parking on a Driveway having Gated Access to a Covered Car Port and Garage
- Recently Upgraded with New Electrics, a Gas Central Heating Boiler and a Gorgeous New Bathroom
- Generous Sized Open Plan Lounge Featuring an Elegant Fireplace
- Attractively Appointed Dining Kitchen Connecting to a Conservatory

ENTRANCE PORCH Of brick and UPVC construction with a part glazed door opening into the **OPEN PLAN LOUNGE** - A lovely light and bright room of good proportions with a deep bay frontal aspect window, an elegant fireplace housing a coal effect electric fire, carpet, two radiators, ceiling lighting, corner storage cupboards beneath an open staircase and featuring a glazed panelled window as well a door leading into the **DINING KITCHEN** - Spacious and overlooking the rear garden and appointed with an array of modern cupboards topped with contrasting work surfaces and upstands, a circular stainless steel sink and drainer, down lighting, radiator, wood effect vinyl flooring, space and plumbing for a washing machine, space for an upright fridge/freezer, space for cooker and there's ample room for a dishwasher. A built in cupboard with power and lighting provides further useful storage, a part glazed door opens onto the side aspect within the car port area as well as a part glazed door connecting to the **CONSERVATORY** Of brick and UPVC construction fitted with blinds and having an attractive mirrored wall, a radiator, ceramic tiled flooring, a wall light, French doors opening into the rear garden and a sliding door giving access to the driveway and garage.

An open staircase rises from the Lounge to the **FIRST FLOOR TO THE GALLERIED LANDING** - With ceiling light, a stairhead window, loft access hatch and doors to all rooms. **BEDROOM ONE** A double bedroom overlooking the frontal aspect and having radiator, ceiling lighting, carpet, built in furniture including a chest of drawers. **BEDROOM TWO** A further double sized bedroom having been recently replastered and enjoying an open rear aspect along with a radiator, ceiling lighting and carpet. **BEDROOM THREE** A single sized bedroom overlooking the frontal aspect and having radiator, ceiling light and carpet. **BATHROOM** Overlooking the rear aspect with a privacy window, and beautifully appointed having newly laid ceramic tiled flooring, a heated towel rail, down lighting and a high quality suite comprising of a shower enclosure with splash boarded walls, a fixed rainhead shower with hand held attachment, W.C. and a hand wash basin with mixer tap set on granite with a cupboard beneath.

REAR GARDEN A South/West facing garden enclosed with fence panelling and enjoying a lovely sunny aspect with a central lawn and a raised flower bed featuring a twisted willow tree. **GARAGE** Having power, lighting and doors to the front and rear. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: E DIRECTIONS:** From the centre of Shifnal proceed along Bradford Street turning left into Aston Street, taking the third turning on the left into Greenfields and immediately left into Grosvenor Gardens where the property sits at the end of the Cul de Sac. **SAT NAV POST CODE: TF11 8EB**







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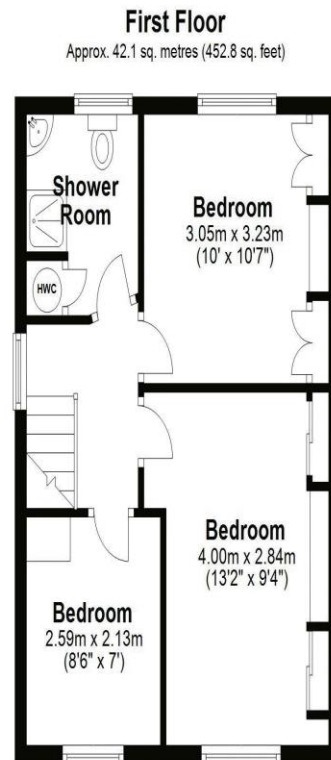
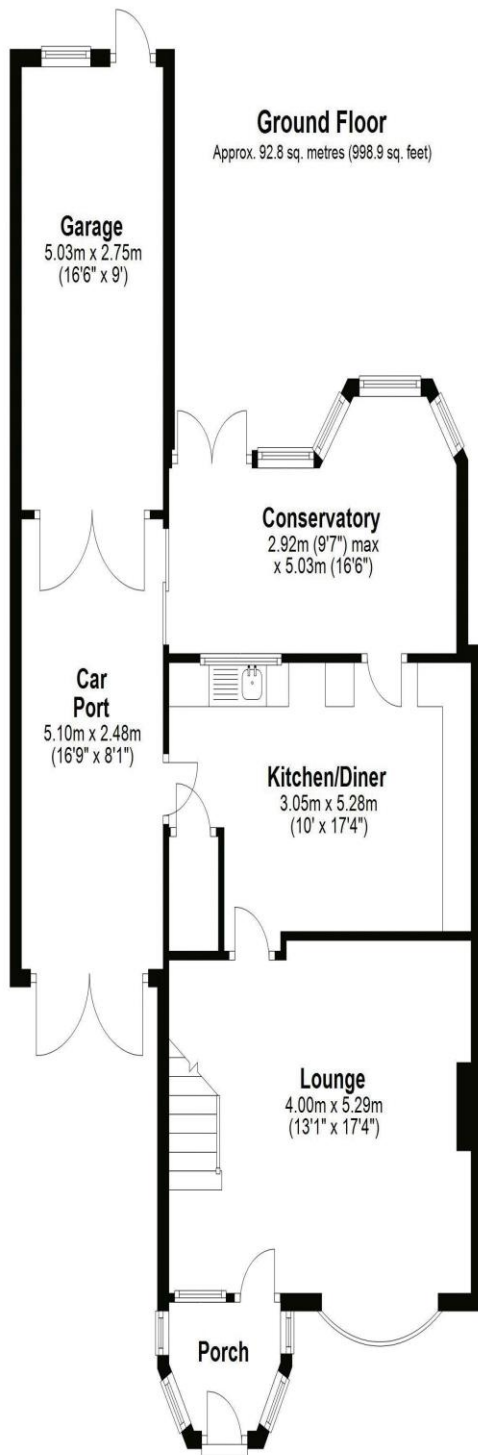
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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. 134.9 sq. metres (1451.6 sq. feet)

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