

11 Grosvenor Gardens Shifnal TF11 8EB

A Three Bedroom Semi Detached Family Home with an Attached Garage and Driveway occupying a prime Shifnal cul de sac only moments away from all the wonderful amenities in this delightful town centre, close to great local schools and within easy reach of road and rail networks. 11 Grosvenor Gardens would benefit from some cosmetic improvement but it has great potential on offer with good sized rooms arranged over two floors and the property also benefits from having ample space alongside to extend the accommodation. You are welcomed into this home through a handy Entrance Porch, great for storing outdoor muddy shoes and boots before walking into the Entrance Hall along with access into the Kitchen, Lounge and a Dining Room overlooking the rear garden aspect. A staircase rises to the upper floor three good sized bedrooms and Family Bathroom. A generous private rear garden offers a great place for children to play and a useful brick outbuilding alongside the property provides a great storage facility.

ACCESS The property sits back behind a lawned and paved front garden with wicket gated side access to the rear garden and an attached garage with driveway parking to the front.

Overview

- Three Bedroom Semi Detached House with the Potential to Extend
- Prime Cul de Sac Location Just Minutes Away from Shifnal Town Centre with Its Great Amenities
- Close to Local Schools, a Rail Station in Shifnal and Within Easy Reach of the M54 and Motorway Networks
- Entrance Hall with Understairs Storage
- Two Reception Rooms
- Kitchen Overlooking the Rear Garden

ACCOMMODATION An Entrance Porch of brick and UPVC construction gives access to the property having an opening window and a part glazed Door to **ENTRANCE HALL** Having carpet, radiator, ceiling light, understairs storage cupboard and a staircase to the first floor. **LOUNGE** Overlooking the frontal aspect through a large window and having carpet, ceiling and wall light points, a fireplace housing a coal effect fire and a Baxi gas central heating boiler along with open access through to the **DINING ROOM** - A sliding UPVC door opens onto the rear garden and there's a radiator, ceiling light point, carpet and access through into: **KITCHEN** With glazing overlooking the rear garden and a part glazed UPVC door opening onto the side aspect, a tiled effect floor, wall mounted units having lighting beneath and base cupboards having contrasting work surfaces inset with a one and a half bowl stainless steel sink and drainer as well as space for gas cooker, an upright fridge/freezer and there's also space and plumbing for a washing machine. A tumble dryer is housed within the brick outbuilding alongside the kitchen.

A carpeted staircase rises from the entrance hall to the **FIRST FLOOR LANDING** Having a stairhead window, ceiling light, loft access hatch and doors to all rooms. **BEDROOM ONE** A double sized room overlooking the front aspect having carpet, ceiling light point, radiator and built in wardrobes, a dressing table unit and a chest of drawers. **BEDROOM TWO** A further double sized room overlooking the rear garden aspect and having carpet, ceiling light and radiator. **BEDROOM THREE** A good sized single bedroom overlooking the frontal aspect and having carpet, ceiling light and radiator. **FAMILY BATHROOM** Having a rear aspect privacy window, wood effect floor, radiator, airing cupboard with shelving above and housing a hot water cylinder beneath. The suite comprises of a panelled bath with mixer tap, electric shower over, pedestal hand wash basin and W.C.

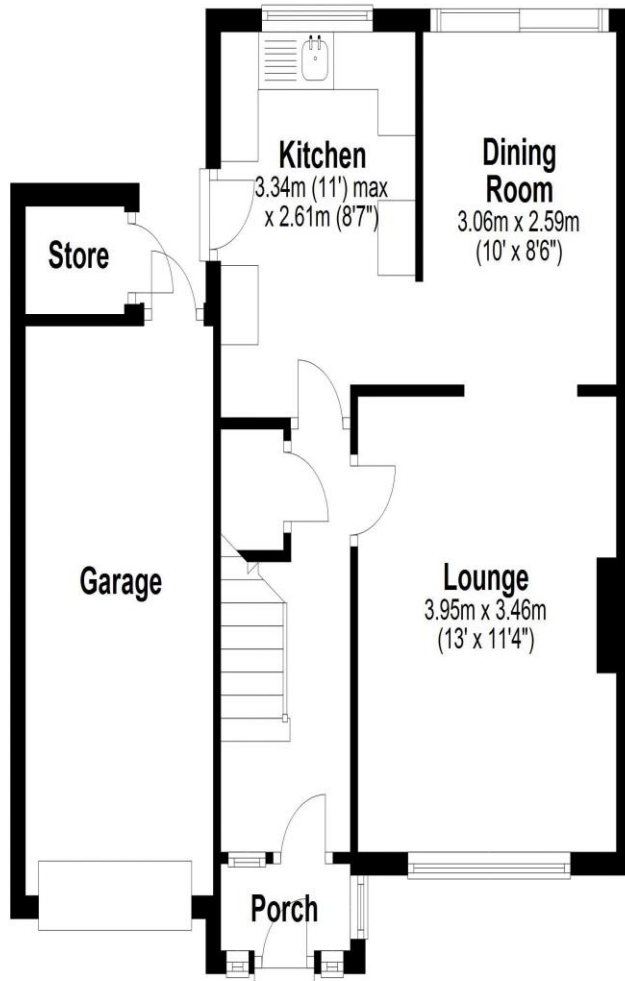
REAR GARDEN Alongside the kitchen door a brick outbuilding with electrics currently houses the tumble dryer and there's also a part glazed door into the rear of the garage. The further area of the garden is mainly laid to a good sized flat lawn with paved seating and dining areas overlooking a tree lined backdrop giving privacy offering a great outdoor space for all the family to enjoy. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: E DIRECTIONS:** From Fields of Shifnal Office in Broadway proceed South along Bradford Street turning left into Aston Road take the third turning right into Greenfields and immediately left into Grosvenor Gardens where the property sits half way down on the left hand side. **SAT NAV POST CODE: TF11 8EB**





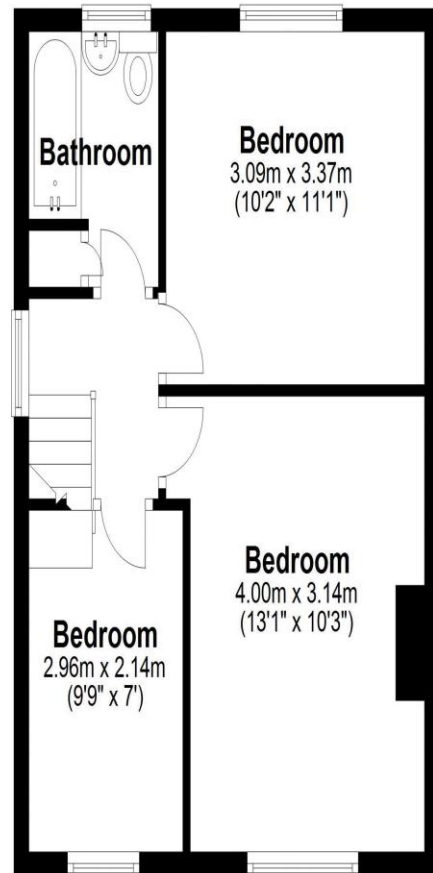
Ground Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 91.2 sq. metres (981.8 sq. feet)

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

01952 460000

Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



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