

8 Shrewsbury Fields Shifnal TF11 8AL

A Most Charming and Extended Victorian Three Bedroom Mid Terrace Town House arranged over three floors with a fully tanked and tastefully decorated cellar beneath. The property sits in a quiet Shifnal cul de sac just minutes away from all the excellent independent shops, restaurants, bars, cafes as well as medical and dental practices in the town centre and highly regarded local schools also close by. This delightful historic town surrounded by the glorious Shropshire countryside also boasts an active community spirit hosting an annual traditional fair, a carnival and a Christmas market. 8 Shrewsbury Fields provides plenty of wonderful living spaces for all the family to enjoy leisure time, dining or work from home and the current owner has recently upgraded the property with all new double glazed windows on the ground and first floor as well as the kitchen door. On entering through the front door a cosy Lounge where you can sit and relax welcomes you, and just before walking into the generous sized Open Plan Living/Dining Kitchen, a small hallway gives access down to the Cellar which further complements the property, having plenty of space to recline on comfy sofas while watching favourite movies, use as a home office or maybe a further bedroom. A staircase rises from the dining area of the kitchen to the First Floor Landing with a good sized double bedroom leading off, a single bedroom along with a family bathroom, and a second flight of stairs reveals the wonderfully spacious fabulous third bedroom. A handy small walled and gated courtyard sits alongside the rear of the property and there is also the added bonus of a separate secluded, lawned and fenced rear garden beyond. On street parking is within Shrewsbury Fields with No Restrictions. For commuters Junctions 3 and 4 of the M54 are both within easy reach giving links to the North and South whilst regular train services run from Shifnal station giving fast travel to Shrewsbury, Birmingham and onwards to London Euston.

ACCESS The gravelled and paved front garden is enclosed with a low brick walled frontage, gated access and original iron railings to the further perimeter.

Overview

- Extended Victorian End Terrace Town House arranged Over Three Floors with a Fully Tanked and Decorated Cellar Beneath
- Just a Short Walk to the Town Centre with all Its Wonderful Amenities and Close to Local Schools
- Spacious Lounge and an Open Plan Living/Dining/Kitchen
- Two Bedrooms and House Bathroom on the First Floor and a Wonderfully Spacious Third Bedroom on the Second Floor
- Recently Upgraded with all New Ground and First Floor Double Glazed Windows together with a New Back Door

ACCOMMODATION Two wall lights provide evening illumination and a timber front door opens into: **LOUNGE** Overlooking the frontal aspect and featuring stripped floor boards, a brick fireplace with shelving to each side, ceiling light, radiator and a door to a small hallway with an original door giving access down to the **CELLAR** - Having steps leading down, power sockets, lighting and fittings in place for central heating radiators. **OPEN PLAN LIVING/DINING/KITCHEN** The dining area features original built in wall cupboards and there's ceiling lighting, radiator and ample space for a sofa together with a dining table and chairs. A timber latch door also gives access to the upper floors. Proceeding along to the **Kitchen** area a rear aspect window and door overlook the courtyard. Flooring is laid to a wood effect finish, spotlighting provides illumination and a range of eye level and base units topped with timber effect work surfaces give storage. There's also space and plumbing for a washing machine, a fridge and a cooker.

A carpeted staircase with handrail gives access to the **FIRST FLOOR LANDING** with ceiling light, carpet, a timber door to the **SECOND FLOOR** and a spacious frontal aspect **DOUBLE BEDROOM** Having carpet, radiator, ceiling light, a feature period fireplace and a cupboard housing the Combi gas central heating boiler. **BEDROOM TWO** Overlooking the rear aspect and having carpet, ceiling light and radiator. Proceeding up the further flight of carpeted stairs with handrail to the **THIRD BEDROOM** providing so much space and having a rear aspect window, loft access hatch, ceiling light and radiator. **FAMILY BATHROOM** Having a privacy window overlooking the rear aspect and a wood effect floor, panelled bath with electric shower over, a pedestal hand wash basin, W.C and a built in airing cupboard. **REAR COURTYARD** Accessed from the kitchen and being walled, paved, fenced and having gated access onto a residents pathway proceeding along the terrace to the front of the property. Just beyond the walkway a paved path proceeds along to a lawned and fenced garden to enjoy family outdoor leisure and dining with a tree giving shade during the summer months. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: DIRECTIONS: SAT NAV POST CODE: TF11 8AL**







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

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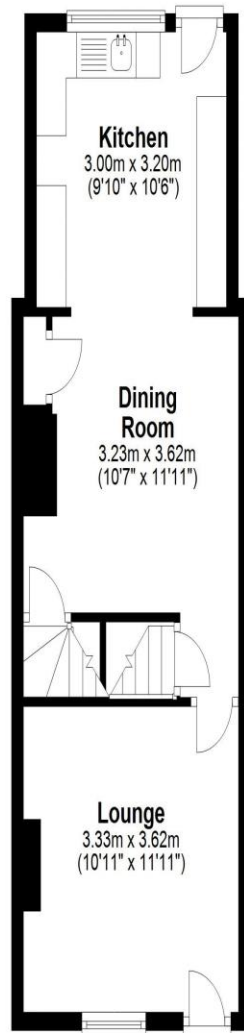
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4 Broadway, Shifnal, TF11 8AZ



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

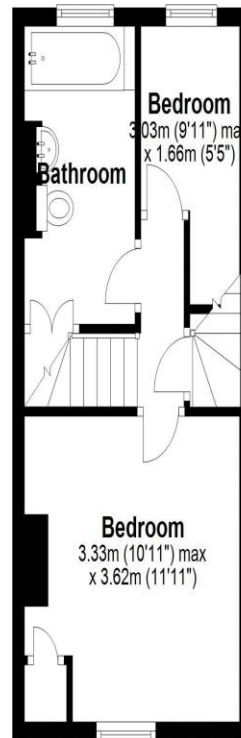
Ground Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



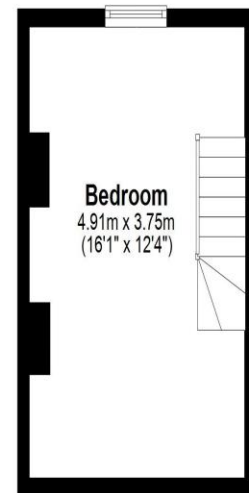
First Floor

Approx. 27.4 sq. metres (295.4 sq. feet)



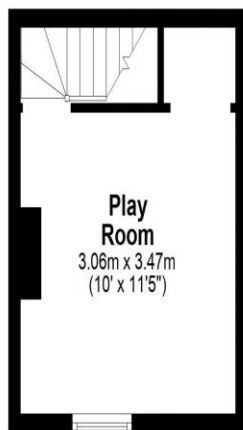
Second Floor

Approx. 18.4 sq. metres (198.3 sq. feet)



Basement

Approx. 14.0 sq. metres (150.3 sq. feet)



Total area: approx. 100.5 sq. metres (1081.8 sq. feet)

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