

67 Hough Way Shifnal TF11 9PF

A Modern Two Bedroom Mid Terrace Property Overlooking Parkland within the popular Thomas Beddoes development of family homes on the rural fringe of Shifnal. The property is also well placed for access to local highly regarded schools, walks within the Shropshire countryside and all the excellent amenities in this historic town centre. 67 Hough Way offers immaculate accommodation arranged over two floors with an Entrance Hall giving access to a Downstairs Cloakroom, a well equipped contemporary Kitchen and a delightful light and bright through Lounge/Dining Room having French doors opening into the rear garden. A staircase rises to the upper floor enjoying a Principle Bedroom with En Suite Shower Room, a further good sized bedroom and a beautifully appointed House Bathroom. Commuters will appreciate rail services running from Shifnal station to Shrewsbury, Birmingham and beyond, with the M54 also being easily accessible at Junctions 3 and 4.

ACCESS The property sits behind two tarmac parking spaces with a paved pathway, and attractively planted herbaceous borders.

Overview

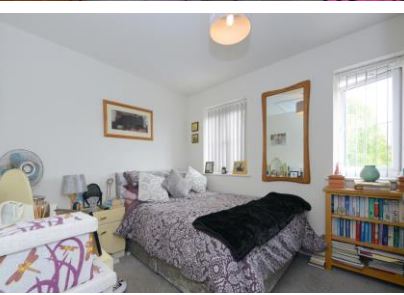
- A Modern Two Bedroom Mid Terrace Property with Off Road Parking for Two Cars and a Well Maintained Rear Garden
- Conveniently Situated Within Easy Reach of Schools and Amenities
- Downstairs Cloakroom
- Well Appointed Kitchen with Integrated Appliances
- Spacious, Light and Bright Through Lounge/Dining Room
- Principle Bedroom with En Suite, further Double Bedroom and House Bathroom

ACCOMMODATION A tiled overhang porch with lighting to the side and an entrance door gives access to: **ENTRANCE HALL** Having an attractive laminate wood effect floor continuing into the cloakroom and kitchen, ceiling light point stairs to the first floor and a door to: **DOWNSTAIRS CLOAKROOM** Overlooking the frontal aspect with an obscured glazed window, radiator, ceiling light point, extractor and a suite comprising of a corner pedestal hand wash basin and **W.C.** **KITCHEN** Having open access from the the hall and overlooking the frontal aspect with a contemporary range of stylish eye level and base units topped with attractive work surfaces, upstands, and having under cupboard lighting, inset stainless steel sink and drainer, four ring gas hob with splashback, extractor over and electric oven beneath. Integrated appliances include washer/dryer, dishwasher, fridge/freezer, with a wall mounted cupboard housing a Combi gas central heating boiler. **LOUNGE/DINING ROOM** A lovely light and bright room offering plenty of space to enjoy leisure time and family meals with access into the garden through French doors and having two ceiling light points, a wood effect floor, radiator and a useful under stairs storage cupboard.

A carpeted, turning balustraded staircase rises to the **GALLERIED LANDING** - Having radiator, ceiling light and doors to: **PRINCIPLE BEDROOM** Overlooking the rear aspect and having carpet, ceiling light point, radiator, and a door to: **EN SUITE SHOWER ROOM** Having a tiled effect floor, extractor fan, radiator, ceiling light, part tiled walls, and a suite comprising of a fully tiled shower enclosure with electric shower over, pedestal hand wash basin, **W.C.** **BEDROOM TWO** Enjoying two windows overlooking a parkland aspect, carpet, loft access hatch, ceiling light point, and built in wardrobe. **HOUSE BATHROOM** Attractively appointed with a suite comprising of a panelled bath with tiling alongside and thermostatic shower over, pedestal hand wash basin, **W.C.** extractor fan and radiator.

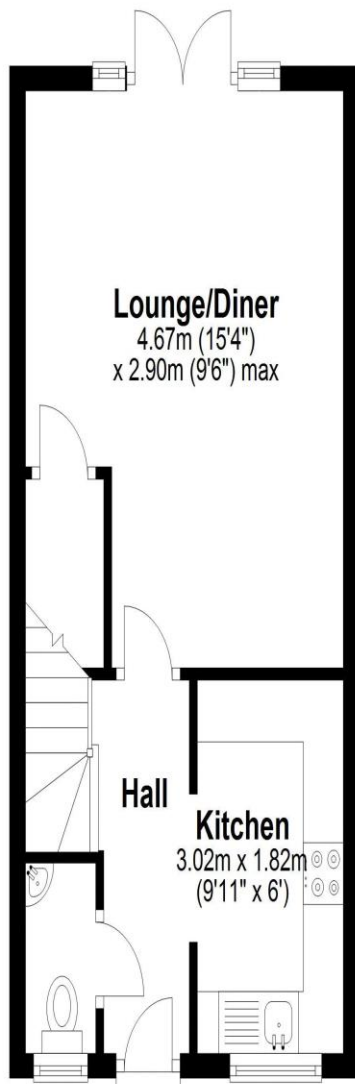
REAR GARDEN The garden is mainly laid to lawn and paving, having a fence panelled surround giving privacy, and gated rear access to a paved passageway proceeding along to the side and frontal aspect of the terrace. A cold water tap is also housed within the garden and a useful shed provides a good storage facility. **SHROPSHIRE COUNCIL TAX BAND B DIRECTIONS: SAT NAV POST CODE TF11 9PF**





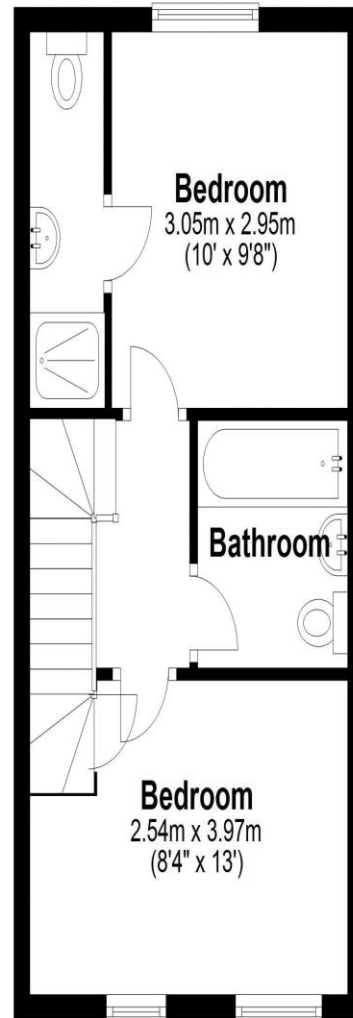
Ground Floor

Approx. 25.9 sq. metres (279.1 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.4 sq. feet)



Total area: approx. 56.9 sq. metres (612.5 sq. feet)

For illustrative purposes only. Not to scale
Prepared by Shropshire Property Professionals
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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