

21 Wyke Way Shifnal TF11 8SF

Offered with **NO UPWARD CHAIN** A Most Appealing Three Bedroom Link Detached Family Home tucked away in a peaceful Shifnal cul de sac on the rural fringe of this delightful and very special historic Shropshire town enjoying a great selection of shopping and dining facilities as well as a medical practice and highly regarded schools. The town also has a wonderful community spirit hosting several annual events throughout the year as well as a traditional fair, carnival, Christmas market and lights. Commuters will also appreciate a station in the town with regular services running to Shrewsbury, Birmingham and beyond along with the M54 and motorway networks being only a short driving distance away. 21 Wyke Way offers well proportioned accommodation arranged over two floors and as you step into the property an Entrance Hall welcomes you with an inviting spacious Lounge leading off displaying a feature fireplace, a lovely bay window and an open archway through to the beautifully appointed Open Plan Dining Kitchen connecting to the Conservatory. Just off the kitchen a cleverly designed space has been created within the former garage providing a Utility and Downstairs Shower Room. Across the upper floor a generous landing gives access to two comfortable bedrooms as well as a good sized single served by a Family Bathroom. An enclosed lawned rear garden perfect for outdoor dining, playing games with the family or just relaxing with the benefit of no overlooking properties to the rear aspect

ACCESS The property sits at the end of a cul de sac with a lawned front garden inset with a fir tree and a variety of established shrubs along with a tarmac driveway and gated side access to the rear garden.

Overview

- A Most Appealing Well Proportioned Three Bedroom Link Detached Family Home
- Peaceful Cul de Sac Location on the Rural Fringe of Shifnal Yet Within Easy Reach of Amenities and Local Schools
- Lounge with Attractive Bay window and a Feature Fireplace
- Open Plan Beautifully Appointed Dining Kitchen Connecting to a Conservatory
- Separate Utility and a Downstairs Shower Room

ACCOMMODATION A tiled overhang porch with lighting alongside and an entrance door opening into: **ENTRANCE HALL** Having a side aspect window, radiator, carpet, ceiling light point, stairs to the first floor and a part glazed door opening into: **LOUNGE** Having an attractive frontal aspect bay window, a fireplace housing a gas coal effect fire, carpet, two radiators and a feature archway leading into the **OPEN PLAN DINING KITCHEN** Attractively appointed and giving ample storage with an extensive range of modern sleek cupboards as well as a larder unit and contrasting work surfaces extending to a breakfast dining area, along with plenty of space for a family dining table and chairs and even more storage within a great walk in shelved Pantry. Two stainless steel sinks sit beneath a window overlooking the rear aspect and further appliances include an integrated fridge/freezer, a four ring gas hob with an extractor over and electric oven beneath as well as space and plumbing for a dishwasher, a wood effect laminate floor, spotlighting and a sliding door giving access into: **CONSERVATORY** Of UPVC construction with a brick base dwarf wall, a side aspect opening window, wood effect laminate flooring, power, lighting, a useful built in storage cupboard and a further sliding door opening into the rear garden. A part glazed door also opens into further accommodation within the previous garage space having double doors opening onto the front of the property, down lighting, floor tiling and an open **UTILITY AREA** Having a part glazed door giving rear garden access, eye level cupboards, a Belfast sink, a wall mounted Worcester Bosch Combi gas central heating boiler, down lighting and a radiator along with feature clear block tiling alongside the door opening into **SHOWER ROOM** Having beautifully tiled walls and flooring, down lighting, wall light, a heated towel rail, extractor fan, and decorative clear block tiling fronting the shower enclosure having a rainhead shower over, and there's also a pedestal hand wash basin and W.C.

A carpeted staircase with handrail rises to the spacious **GALLERIED LANDING** - With a stairhead window, ceiling light, loft access hatch, and a door to a shelved airing cupboard housing a radiator. **BEDROOM ONE** A double room with two windows overlooking the frontal aspect, letting in plenty of natural light, a radiator, ceiling light, carpet and a fitted wardrobe having drawers giving storage and plenty of space to hang many items of clothing. **BEDROOM TWO** A good single bedroom also overlooking the frontal aspect with a radiator, ceiling light, and a slatted bed having been built over the stairwell giving a great storage area beneath. **BEDROOM THREE** A further double bedroom with a rear aspect overlooking a gorgeous elevated countryside view and having carpet, radiator, ceiling light and a built in wardrobe with shelving and clothes hanging space. **FAMILY BATHROOM** Having a privacy window overlooking the rear aspect as well as a radiator, ceiling light, attractively tiled walls and a suite comprising of a panelled bath with an electric shower over, pedestal hand wash basin and a W.C.

REAR GARDEN A generous sized fenced garden forming a private setting with no overlooking properties to the rear and having ample space for the family to enjoy dining on the paved patio, play games on the lawn or just relax during the warmer seasons, and there's also a timber garden shed giving great storage. **SHROPSHIRE COUNCIL TAX BAND: C** **EPC RATING: D** **DIRECTIONS:** From the centre of Shifnal take Innage Road turning right into Innage Croft and right into Wyke Way. Follow the road along to the cul de sac at the end of Wyke Way where the property can be identified by our For Sale Board. **SAT NAV POST CODE: TF11 8SF**







Selling your home?

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

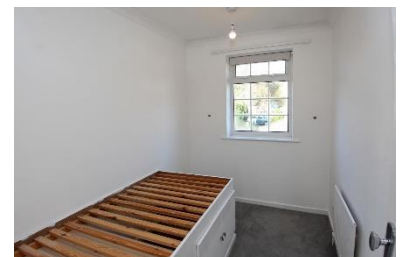
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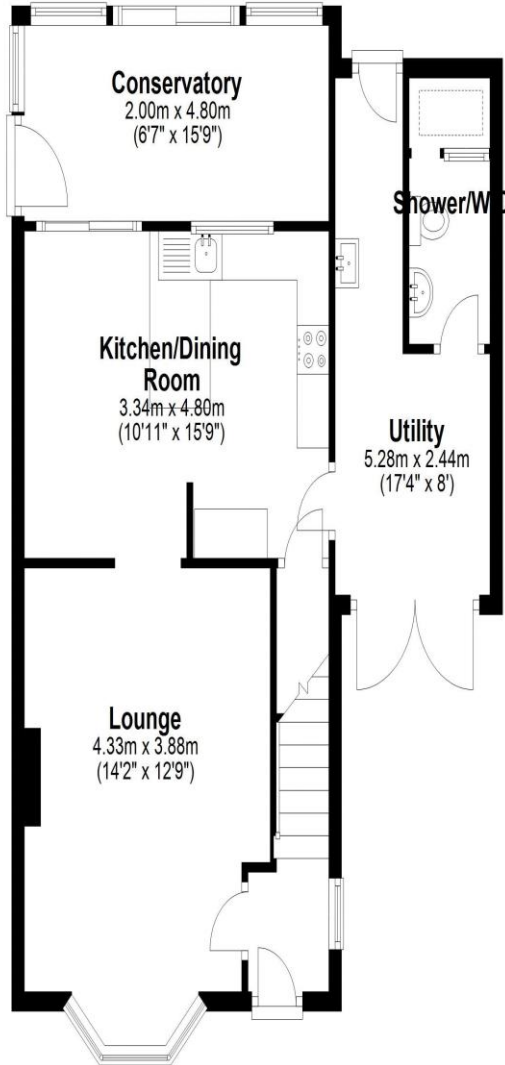


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



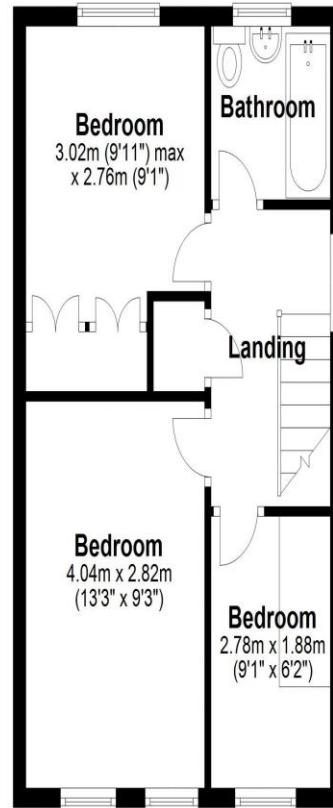
Ground Floor

Approx. 64.7 sq. metres (696.0 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 102.1 sq. metres (1098.8 sq. feet)

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