

32 Alder Road Shifnal TF11 8FG

An Impressively Spacious Well Designed Four Bedroom Detached House on a select modern development of luxury family homes on the edge of Shifnal with parkland and countryside walks nearby as well as highly regarded primary schools and a secondary school. This popular and charming historic Shropshire town with a great choice of small independent shops, restaurants, bars, cafes and a medical practice together with tennis and cricket clubs, also hosts an annual fair, a carnival, numerous village hall events and a Christmas Fair. 32 Alder Road offers a perfect blend of rooms flooded with natural light arranged over two floors with quality appointments and great flexibility of space for relaxation, dining, entertaining and remote working. Stepping into the Entrance Hall with a must have Downstairs Cloakroom along with a useful storage facility with plenty of space for outdoor clothing and shoes, three reception rooms lead off including a formal Dining Room, a further reception room giving potential for use as a home office, children's playroom or maybe a further bedroom along with an inviting dual aspect Lounge with plenty of space to relax or open the French doors and sit in the garden during the warmer seasons enjoying the pleasing outlook towards a tree lined aspect. Completing the downstairs accommodation a wonderfully appointed Open Plan Dining Kitchen also having rear garden access benefits from a separate Utility Room giving extra storage. A further benefit of living in Shifnal is communications which are excellent, having the M54 only a short driving distance away at Junctions 3 or 4 and a rail station in the town giving connections to

ACCESS The property sits behind a lawned garden with raised attractively planted flower borders fronting the property and a tarmac driveway giving parking for two cars leading to the detached garage along with gated access to the rear garden.

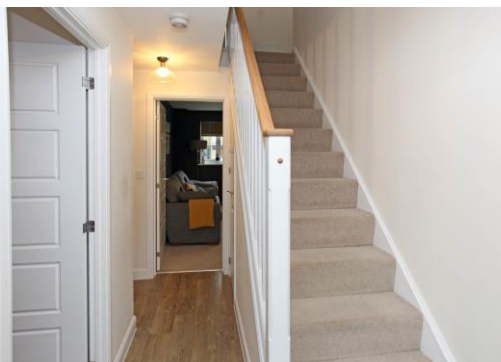
Overview

- An Impressively Spacious Four Bedroom Detached House on a Select Modern Development with a Generous Rear Garden
- Close to Local Schools and Amenities
- Entrance Hall with a Downstairs Cloakroom
- Three Reception Rooms
- Open Plan Dining Kitchen with a Separate Utility Room
- Master En Suite Bedroom, Three Further Good Sized Bedrooms
- Family Bathroom
- Gas Central Heating and Full Double Glazing

ACCOMMODATION A tiled overhang porch with lighting alongside and a composite part glazed **ENTRANCE DOOR** opens into the **ENTRANCE HALL** Having Amtico wood effect flooring continuing into the cloakroom, kitchen, utility room along with two ceiling light points, a useful understairs storage cupboard together with a further generous sized storage facility, great for outdoor clothing and shoes, radiator and a staircase to the first floor as well as doors opening into: **DOWNSTAIRS CLOAKROOM** Having a side aspect privacy window, radiator, ceiling light and a suite comprising of a pedestal hand wash basin with splashback wall tiling alongside and a W.C. **DINING ROOM** With a frontal aspect bay window, radiator, ceiling light point and carpet. **FAMILY ROOM** A second carpeted reception room with ceiling light point, radiator and the option to create a Home Office, Children's Playroom or maybe a Fifth Bedroom having a handy cloakroom nearby. **LOUNGE** Beautifully decorated in a contemporary theme with ample space for all the family to relax and watch favourite movies or enjoy the garden aspect framed with French doors and windows letting in plenty of natural light. Additionally the room is laid with a cosy carpet, a radiator provides warmth during the cooler seasons and there's a ceiling light along with an extractor fan. **OPEN PLAN DINING KITCHEN** A beautifully appointed room of excellent proportions overlooking and also giving access to the rear garden with ample space for a dining table and chairs to enjoy informal family mealtimes and an array of contemporary eye catching cupboards with ample contrasting work surfaces inset with a one and a half bowl stainless steel sink and drainer with mixer tap, a four ring gas hob with extractor over, splashback and a single electric oven beneath as well as an integrated fridge/freezer, dishwasher, two ceiling light points, a radiator and a door opening into: **UTILITY ROOM** Having a side aspect privacy window, radiator, ceiling light, a wall mounted cupboard housing a gas central heating boiler and a counter top with space and plumbing beneath for a washing machine and dryer.

A carpeted balustraded staircase rises from the entrance hall to the **FIRST FLOOR PART GALLERIED LANDING** Having a ceiling light point, loft access hatch airing cupboard housing a hot water cylinder and radiator. **PRINCIPLE BEDROOM** Overlooking the frontal aspect and having carpet, ceiling light point, radiator and a door opening into: **EN SUITE SHOWER ROOM** Having a frontal aspect privacy window, extractor fan, tiled floor, radiator, down lighting and a fully tiled shower cubicle with thermostatic shower over, pedestal hand wash basin and a W.C. **BEDROOM TWO** Also a double room overlooking the frontal aspect with carpet, radiator, ceiling light point and having a useful recess giving storage with the potential to create wardrobe space. **BEDROOM THREE** A further good sized room overlooking the rear aspect and having carpet, extractor fan, ceiling light and radiator. **BEDROOM FOUR** Also overlooking the rear aspect and having carpet, ceiling light point, extractor fan and a radiator. **FAMILY BATHROOM** Having a rear aspect privacy window, radiator, ceiling light, extractor fan, a tiled floor and beautifully appointed with a suite comprising of a panelled bath with wall tiling alongside, a mixer tap, pedestal hand wash basin and W.C.

REAR GARDEN A generous sized garden mainly laid to a well kept lawn enclosed with fence panelling giving privacy and gated access to the garage and driveway. Sensored lighting gives evening illumination while enjoying outdoor dining and relaxation on the paved patio overlooking the pleasant outlook adorned with trees providing a backdrop of seasonal colour. **DETACHED GARAGE** Of brick construction having a tiled apex roof providing a useful storage area within along with an up and over door, power and lighting. **SHROPSHIRE COUNCIL TAX BAND: E EPC RATING: B DIRECTIONS: SAT NAV POST CODE: TF11 8FG**







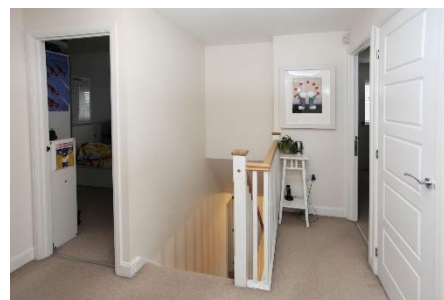
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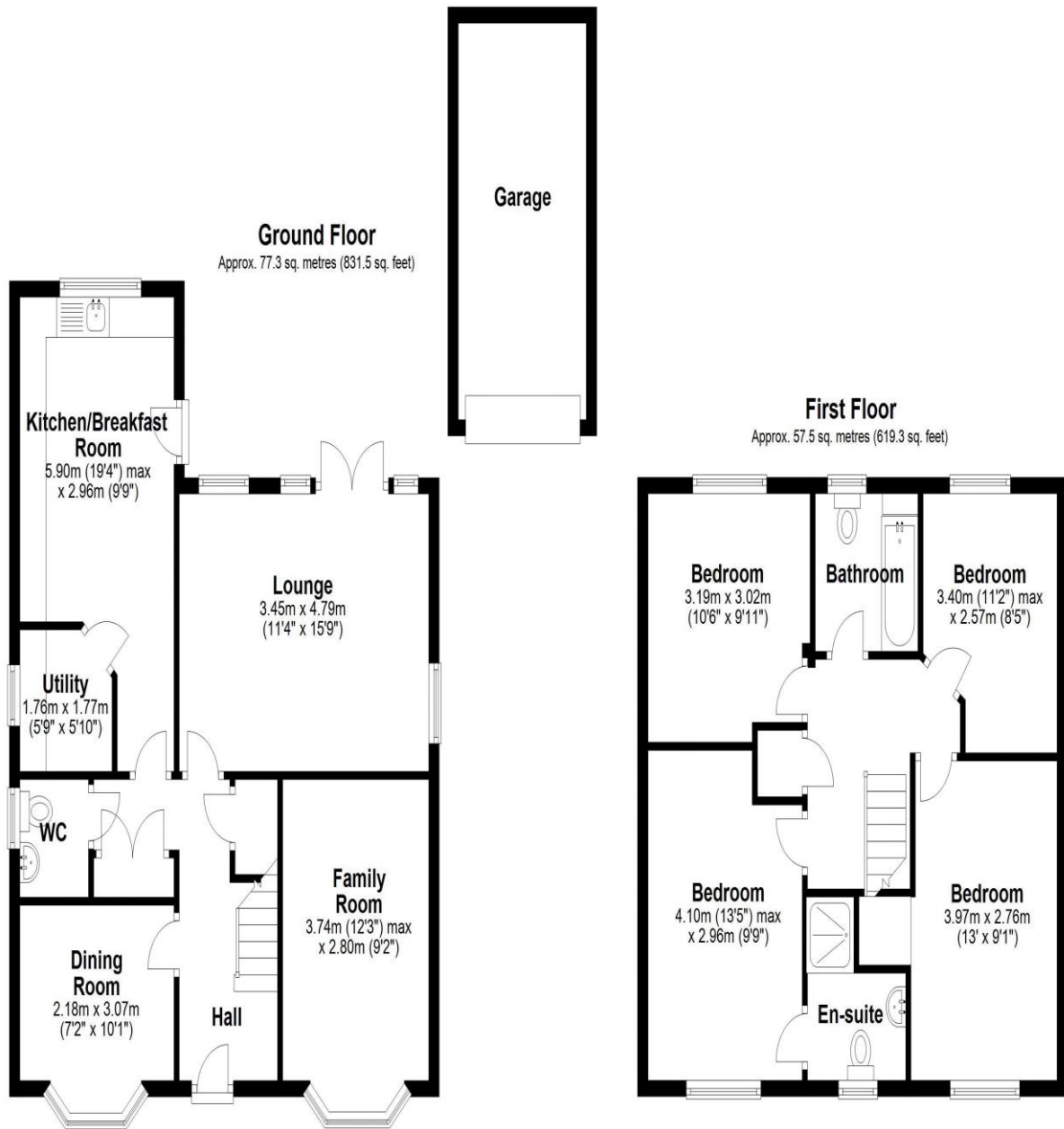
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Total area: approx. 134.8 sq. metres (1450.8 sq. feet)

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