

## 37 Shrewsbury Fields Shifnal TF11 8AN

An Ideally Positioned Three Bedroom Semi Detached Family Home nestled within a quiet cul de sac close to the heart of Shifnal, a charming historic market town hosting an annual country fair, a carnival, Christmas market and enjoying an excellent choice of independent shops, restaurants, bars, cafes and further amenities including a medical practice. The area is also well served with two great primary schools and Idsall secondary school. 37 Shrewsbury Fields has been upgraded and enhanced over the years by the current owners creating a lovely home with a welcoming Entrance Hall leading into a bright and attractive through Lounge/Dining Room with the focal point being an open fireplace housing a multi fuel burning stove creating a warm cosy room for chilly winter evenings and a great dining area connecting to the Kitchen. A thoughtful addition to the property sitting just off the kitchen is an insulated verandah style extension providing an excellent laundry facility also giving garden access. On the upper floor you will find three good sized bedrooms, one with fitted wardrobes, and a modern bathroom. The private enclosed rear garden is designed to enjoy family outdoor dining with two decked seating areas overlooking a shaped lawn and a generous aspect alongside the property housing a brick built outbuilding giving plenty of storage space. For those needing to commute, Shrewsbury Fields is well placed for access to the rail station in Shifnal together with the M54 being within easy reach at Junctions 3 and 4.

**ACCESS** The property sits in a corner position within Shrewsbury Fields with the front garden laid to decorative gravel providing excellent off road parking spaces and a gated side access to the rear garden.

## Overview

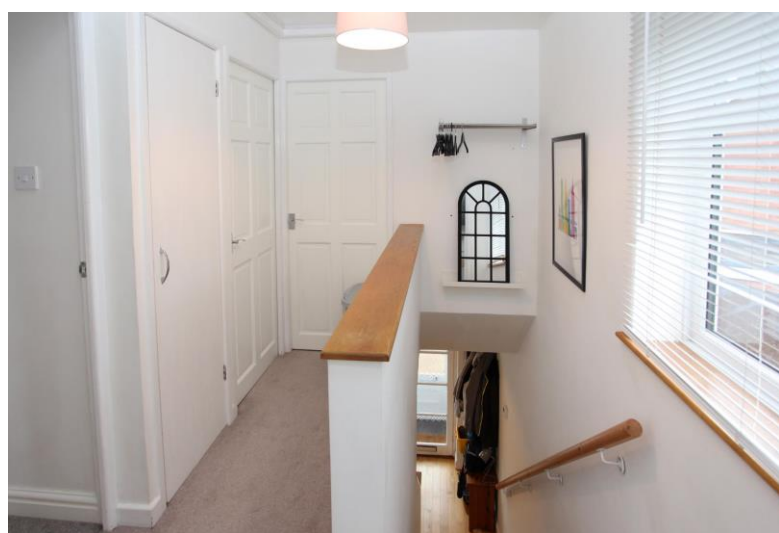
- An Ideally Positioned Three Bedroom Semi Detached Family Home in a Quiet Shifnal Cul de Sac
- Within Easy Reach of Amenities, Local Schools and Road and Rail Links
- Dual Aspect Lounge/Dining Room Featuring an Attractive Fireplace Housing a Multi Fuel Burning Stove
- Kitchen with Access to a Good Sized Insulated Verandah Extension Providing Utility Space
- Three Bedrooms, One with Fitted Wardrobes

**ACCOMMODATION** A TILED OVERHANG UPVC ENTRANCE PORCH With a tiled floor, lighting and a glazed timber door gives access into: **ENTRANCE HALL** With a timber floor, stairs to the first floor, ceiling light, radiator, an understairs storage cupboard, a glazed panelled door to the kitchen and a further door to: **LOUNGE/DINING ROOM** A light and bright room with the sunlight streaming through a large frontal aspect picture window and having a stripped boarded floor, two radiators, two ceiling light points and a real eye catching open fireplace with a timber lintel over and housing a multi fuel burning stone sitting on a granite hearth. The dining area benefits from French doors opening on to the delightful rear garden along with a glazed panelled door accessing the **KITCHEN**. **KITCHEN** Having a ceramic tiled floor, two ceiling lights, and a range of modern cupboards topped with attractive work surfaces incorporating a one and a half bowl stainless steel sink and drainer, four ring gas hob with splashback and electric oven beneath. There's also space for a good sized fridge/freezer and dishwasher, and plumbing for a washing machine. A part glazed door also gives access into the timber framed Verandah style extension which has been insulated and features a double glazed rear aspect window, laminate wood effect flooring, ceiling light, a counter top, space and plumbing for a washing machine, space for a vented tumble dryer and a stable door opening onto the side aspect of the garden.

A carpeted staircase with handrail rises to **FIRST FLOOR LANDING** Having a stairhead window, ceiling light, airing cupboard housing a Worcester Bosch gas central heating boiler and doors to all rooms. **BEDROOM ONE** Overlooking the rear aspect having carpet, radiator, ceiling light point and a stylish of built in wardrobes. **BEDROOM TWO** Overlooking the frontal aspect and having stripped floor boards, ceiling light, radiator. **BEDROOM THREE** A further frontal aspect room with carpet, ceiling light, radiator. **FAMILY BATHROOM** Overlooking the rear aspect with a privacy window, tiled effect vinyl floor, ceiling light, heated towel rail and a modern suite comprising of a panelled bath with thermostatic shower over, screen, hand wash basin and low level flush W.C.

**REAR GARDEN** To the side aspect a brick outbuilding provides a good storage facility with external lighting giving evening illumination and a rear access door into the **BRICK BUILT DETACHED GARAGE** - Having an electronically controlled roller shutter door, power, lighting and an array of shelved storage units. The main garden is laid out with a shaped lawn bordered with fence panelling giving privacy and a variety of interesting perennial shrubs including honeysuckle, roses, buddliah and an elderflower tree providing shade. Decked seating areas are perfect for those who love to enjoy dining outdoors. A cold water tap is also housed within the garden. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: C DIRECTIONS: SAT NAV POST CODE: TF11 8AN**







## 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!

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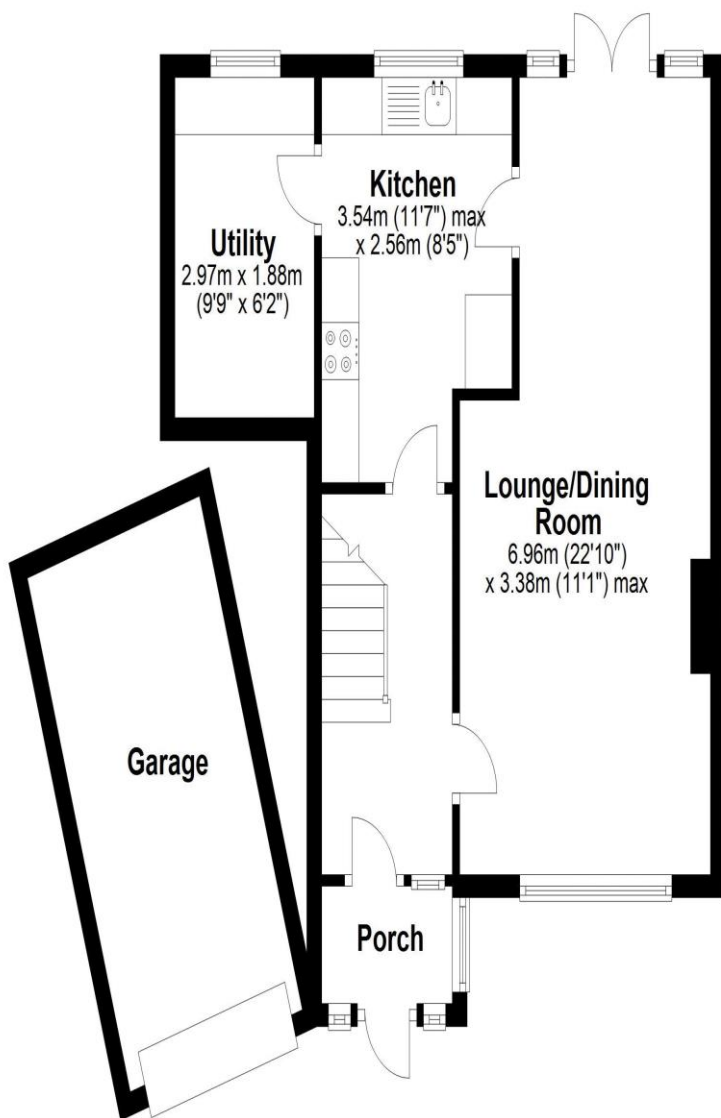
4 Broadway, Shifnal, TF11 8AZ



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

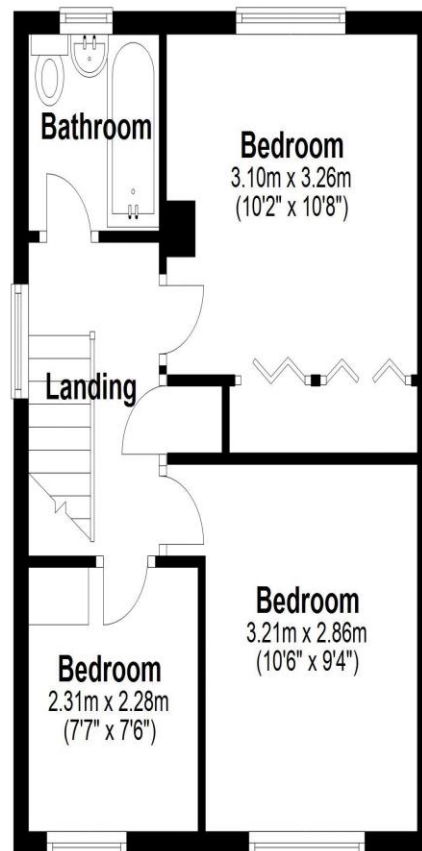
## Ground Floor

Approx. 55.7 sq. metres (599.8 sq. feet)



## First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 92.3 sq. metres (993.1 sq. feet)

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