

2 The Russells Shifnal TF11 8AP

An Outstanding Five Bedroom Detached Residence with so much to offer Including a Superb Annexe above the Double Garage, Picturesque Gardens and a Garden Room/Workshop (UNDER SEPARATE NEGOTIATION), tucked away in Shrewsbury Road, Shifnal, a convenient location only a short distance to the considerable amenities in this delightful Historic Shropshire town with the countryside on the doorstep, highly regarded local schools close by and a thriving community spirit hosting a traditional annual Fair, a Carnival and a Christmas Fair. The Russells welcomes you into a generous L Shaped Reception Hall with a flow of interconnecting rooms leading off beginning with a spacious yet cosy Lounge featuring an elegant fireplace, a delightful bay window and a fabulous aspect over the exquisite rear garden beautifully framed with French doors. Adjoining this room a lovely Dining Room also with a garden view is large enough to house a grand table for an extended family to gather together or host parties for friends, and connects to the attractively appointed well proportioned Dining Kitchen having plenty of cupboards and storage space together with a separate Utility Room and a most useful walk in pantry. An attractively appointed Shower Room provides a further great downstairs facility together with a Study perfect for remote working along with access into the integral garage and a secondary staircase to the ANNEXE. With striking good sized accommodation bathed in an abundance of natural light streaming through the many windows, Two double bedrooms and a Cloakroom/W.C. offer ideal accommodation for visiting guests and family members. Proceeding back to the reception hall having a cloaks hanging cupboard within, a main staircase rises to the upper floor of the house to a wonderfully spacious Master En Suite Bedroom and two further good sized double bedrooms served by a gorgeous Family Bathroom spanning the L shaped landing. A circular driveway to the front of the property extends to a double garage giving ample parking. Road and rail networks are also particularly convenient with rail services running from Shifnal station giving connections to Shrewsbury, Birmingham and onwards to London, and the M54 motorway networks being easily accessible at Junctions 3 and 4.

ACCESS Well set back from the road the property shares a tarmac approach and gated iron railings alongside the neighbouring Number 3 property giving right of way access to the residents. The impressive large frontage to Number 2 The Russells features a circular gravelled driveway surrounding an island of fine established trees with the benefit of an external power point being mounted on one of the trees controlled from the house to provide lighting for the driveway and power for garden tools etc. Furthermore, to the right hand side elevation of the property a gravelled shared side access with the residents of Number 1 The Russells, provides two separate gates opening into the rear gardens. Additionally, Number 2 benefits from a water butt catching rain water to irrigate the gardens. The further side elevation also provides gated access to the rear garden and a generous sized Double Garage gives ample parking, with an electric car charging point providing a further great facility.

Overview

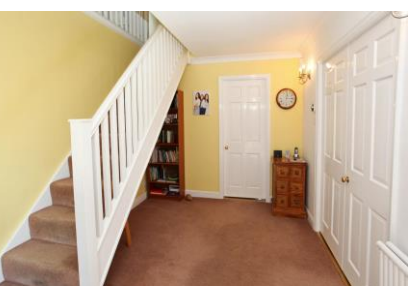
- An Outstanding Five Bedroom Detached Residence Including a Superb Annexe
- Well Maintained Exceptionally Spacious Accommodation and Captivating Gardens
- Three Reception Rooms and an L Shaped Reception Hall with a Cloaks Hanging Cupboard
- Downstairs Guest Cloakroom/Shower Room
- A Well-Proportioned Kitchen and Separate Utility Room with a Walk In Pantry

ACCOMMODATION The property is approached over a paved area and a step up to an attractive glazed **FRONT ENTRANCE DOOR** having a glazed side panel, with a tiled overhang porch, lighting and a flower border alongside. You are welcomed into a spacious L Shaped Reception Hall with a staircase to the first floor having ample space beneath giving storage if required and having two wall light points, double radiator, a useful cloaks hanging cupboard and access into all the ground floor rooms beginning with double doors opening into the spacious **LOUNGE** Featuring a lovely deep bay window overlooking the front garden aspect, recently installed French Doors with top opening windows alongside framing the exquisite garden, a beautiful elegant fireplace with marble hearth housing a gas fire, carpet, two ceiling light points, four wall light points, skirting heating creating a cosy environment for winter evenings and a further set of double double doors opening into the **DINING ROOM** A further good sized room overlooking the rear garden aspect and having carpet, skirting heating, a ceiling light point over the dining table area and doors opening into the reception hall and **KITCHEN** This well-appointed kitchen is filled with light from a window overlooking the wonderful rear garden aspect and features an array of cupboards and drawers with lighting beneath and halo lighting above, attractive work tops incorporating a ceramic hob with an extractor over, a 1.5 bowl composite sink and drainer with mixer tap, fully tiled walls, LED down lighting and a double radiator. There's also an integrated double oven, microwave, a larder fridge along with space and plumbing for a dishwasher. The kitchen also connects to the **UTILITY ROOM** - With fully tiled walls, fluorescent ceiling lighting, a tiled floor, wall mounted Worcester Bosch gas central heating boiler, a wall cupboard housing the electricity trip box etc., a composite sink and drainer with mixer tap, attractive work tops with a cupboard beneath housing the mains water meters, space and plumbing for a washing machine, and a door opening onto the side aspect of the property. A great sized walk in Pantry with power, lighting and shelving gives further storage space. Doors also lead into the downstairs shower room, reception hall, study, integral garage and the Annexe accommodation. **DOWNSTAIRS GUEST CLOAKROOM/SHOWER ROOM** Overlooking the side aspect with a privacy window and being attractively appointed with Karndean flooring, new LED down lighting, a heated towel rail, extractor fan and a suite comprising of a walk-in corner shower cubicle with thermostatic shower over, an enclosed flush W.C. and a vanity unit inset with hand wash basin and cupboard beneath. **STUDY** Enjoying an aspect over the front garden and a side aspect, carpet, spotlighting and a door opening onto a **SECONDARY STAIRCASE RISING TO THE ANNEXE ACCOMMODATION OVER THE DOUBLE GARAGE** Providing stunning versatile accommodation for both a living and bedroom space. With a landing having a Velux opening roof window, doors taking you into two great sized bedrooms and a guest W.C. **BEDROOM ONE** (To the left off the landing) A fabulous and spacious carpeted bedroom with a step up to a balustraded sleeping area framed with a vaulted ceiling inset with down lighting, two Velux opening windows, further windows overlooking the front garden, a radiator and under eaves storage space. **BEDROOM TWO** Also a good sized double bedroom overlooking the frontal aspect with carpet, a double radiator, down lighting and under eaves storage space. **CLOAKROOM/W.C.** Sitting between the two bedrooms and having a louvered folding door, extractor fan, radiator, lighting, hand wash basin and W.C.

A carpeted staircase rises from the reception hall to **THE FIRST FLOOR L SHAPED GALLERIED LANDING** - With a double radiator, carpet, a Velux opening roof window, ceiling spotlight, a loft access hatch, a door to the airing cupboard housing a hot water cylinder and hot water pump, and doors to all rooms. **MASTER BEDROOM** A most spacious room with a lovely dual aspect over the front and rear gardens, carpet, two double radiators, two ceiling spotlights, two wall spotlights and ample built in wardrobes together with a door leading into: **EN SUITE SHOWER ROOM** Beautifully appointed with Karndean flooring, a heated towel rail, and a high quality suite comprising of a walk in fully tiled shower enclosure with a thermostatic shower over, vanity unit inset with hand wash basin having a mixer tap and cupboard beneath, low level W.C. **BEDROOM TWO** Overlooking the wonderful rear garden aspect and having carpet, ceiling light point, double radiator and built in wardrobe. **BEDROOM THREE** Enjoying a view over the front garden and having carpet, ceiling light point, and a double radiator. **FAMILY BATHROOM** Wonderfully appointed with Karndean flooring, a heated towel rail, ceiling light and a modern suite comprising of a good sized bath, tiled to the surround with mixer tap and hand held shower attachment, a cupboard topped with a hand wash basin and mixer tap, shaver point and a low level W.C. There's also access to the bath plumbing alongside the bathroom on the landing.

REAR GARDEN The current owners have created a real haven surrounding an old arched wall with areas laid to lawn interspersed with pretty herbaceous borders filled with perennial flowers giving colour and interest through the seasons together with a cox's apple tree, wild flower beds, a decorative paved area and a slate border providing moisture for a productive apricot tree within a protective caged fruit border laid along a sunny rear wall. A timber potting shed and a cold water tap are also housed within this area. A wonderful terrace laid to flagstones having the benefit of external power sockets nearby, overlooks this lovely garden providing a great space for all the family to enjoy al fresco dining and leisure time together. A paved pathway runs along the further side elevation of the property to the kitchen door having lighting above, and a brick wall enclosure provides a bin storage area. A paved pathway runs along to the **GARDEN ROOM/WORKSHOP (UNDER SEPARATE NEGOTIATION)** With fully insulated walls and flooring in addition to power and lighting located on the rear aspect garden wall. **INTEGRAL DOUBLE GARAGE** Having up and over doors, two fluorescent ceiling lights, power, a cold water tap and a privacy window. **SHROPSHIRE COUNCIL TAX BAND: F EPC RATING: D DIRECTIONS:** From Fields of Shifnal in Broadway take Shrewsbury Road opposite the office and follow the road along towards the mini island. 2 The Russells sits on the right hand side set well back from the road in a central position between two similar properties.







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