

### 3 Orchard Road Shifnal TF11 8EX

A Traditional Style Three Bedroom Semi Detached property with the benefit of **NO UPWARD CHAIN**, occupying a **Prime Corner Position** in a Popular Established Area of Shifnal, convenient for local schools and only moments away from this delightful Shropshire town centre with its great selection of amenities including independent shops, restaurants, cafes, bars as well as dental and medical practices. 3 Orchard Road offers accommodation arranged over two floors with a convenient Downstairs Shower Room leading off the entrance hall and a Lounge with plenty of space to relax on comfy sofas in front of the fire giving a cosy glow for winter evenings along with a spacious Dining Kitchen connecting to a handy Utility Room with lots of storage space. Leading off the upper floor landing two double bedrooms and a single bedroom provide excellent sleeping arrangements for a good sized family.

**ACCESS** The property sits behind a lawned and fenced front garden giving privacy with decorative gravelled borders, wrought iron gated access and a tarmac driveway alongside the property proceeding to the rear garden and detached garage.

## Overview

- A Traditional Three Bedroom Semi Detached Family Home Well Positioned on a Generous Plot
- Close to Local Schools and Within Easy Reach of Amenities as well as Road and Rail Links
- Entrance Hall Housing a Downstairs Shower Room/W.C.
- Frontal Aspect Lounge with Feature Fireplace
- Spacious Dining Kitchen having an Adjoining Generous Sized Utility Room
- Two Double Bedrooms and a Single Sized Bedroom

**ACCOMMODATION** An open entrance porch with a UPVC entrance door opens into: **ENTRANCE HALL** Having a staircase to the first floor landing, ceiling light and doors opening into the Lounge and Downstairs Shower Room/W.C. **DOWNSTAIRS SHOWER ROOM/W.C.** Having two side aspect privacy windows, carpet, ceiling spotlights, fully tiled walls, radiator, chrome heated towel rail and a suite comprising of a vanity unit topped with a granite effect work top inset with hand wash basin, cupboards beneath and an enclosed flush W.C. as well as a shower enclosure with electric shower over. **LOUNGE** Overlooking the frontal aspect and having ceiling light, carpet, a fireplace housing a coal effect gas fire and a door leading into the **DINING KITCHEN** Having ample space for a good sized family dining table and chairs, French doors giving convenient rear garden access and a window letting in plenty of natural light, ceiling spotlights providing evening illumination, a radiator giving warmth and flooring laid to wood effect vinyl. There's an array of traditional style cupboards, wall tiling and marble effect work tops with space for a fridge beneath, one and a half bowl composite sink and drainer, a four ring gas hob with extractor over and a gas central heating boiler. A handy deep walk in cupboard provides extra useful storage and a glazed panelled door opens into the most spacious **UTILITY ROOM** sitting alongside the kitchen. Another room providing extra storage space and a part glazed door giving rear garden access. A counter top extends beneath the side aspect window with space and plumbing for a washing machine and clothes dryer as well as wall mounted cupboards, tiled flooring and fluorescent ceiling lighting.

A turning carpeted staircase with handrail rises to the **FIRST FLOOR LANDING** - With a loft access hatch, stairhead privacy window and doors to: **BEDROOM ONE** A double sized bedroom overlooking the frontal aspect and having carpet, radiator, ceiling light point and a door opening into a large walk in store cupboard. **BEDROOM TWO** A further double sized bedroom overlooking the rear aspect and having carpet, radiator, ceiling light point. **BEDROOM THREE** A single sized bedroom overlooking the rear aspect and having carpet, radiator, ceiling light point.

**REAR GARDEN** A generous sized garden laid out with a large patio bordered with low fencing and a wicket gate opening on to a central pathway bordering the lawn leading down to a large garden shed with a timber pergola to the front. A further timber shed sits to the rear of the detached concrete garage and the perimeter of the garden is both hedged and fenced giving privacy. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: TBC DIRECTIONS:** From the centre of Shifnal take Broadway which becomes High Street turning right into Curriers Lane just before the traffic light crossing. Follow the road along turning first left into Orchard Road where the property sits on the left hand corner. **SAT NAV POST CODE: TF11 8EX**











## 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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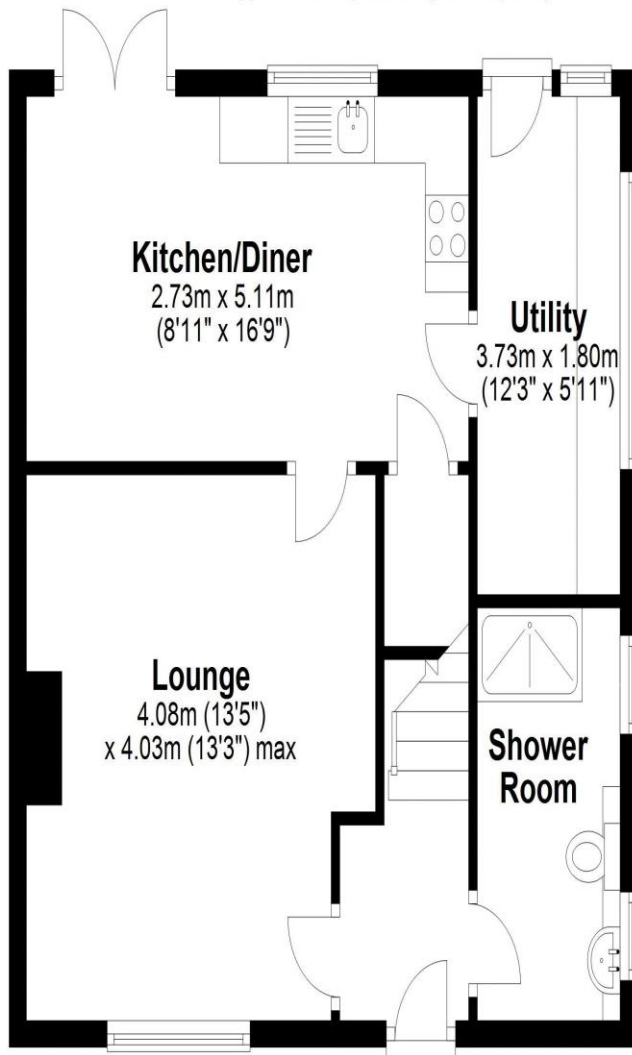
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4 Broadway, Shifnal, TF11 8AZ



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

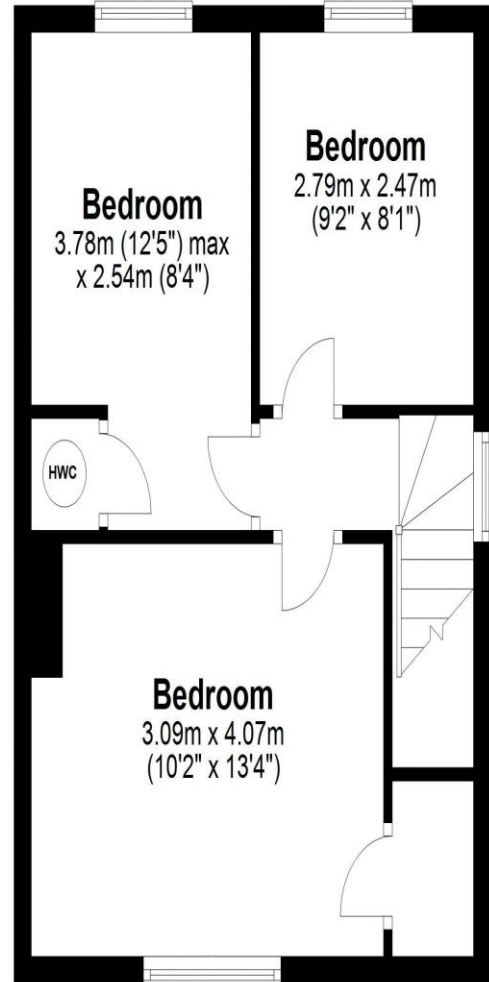
## Ground Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



## First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 83.4 sq. metres (897.2 sq. feet)

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