

31 Hough Way Shifnal TF11 9PF

A Most Attractive Three Bedroom End Terrace Home with a well designed rear garden featuring a Garden Room and having NO UPWARD CHAIN. 31 Hough Way is well positioned in a select modern development on the outskirts of Shifnal with open green spaces nearby and the town centre's wide choice of amenities, independent shops, restaurants, bars and cosy cafes just minutes away. This delightful thriving historic market town with the Shropshire countryside on the doorstep and highly regarded local schools hosts an annual summer fair, a carnival and a Christmas fair. Commuters will also appreciate the M54 only being a short distance away along with a rail station in the town giving regular services to Shrewsbury, Birmingham and beyond. A spacious Entrance Hall welcomes you into this lovely family home with a Downstairs Guest Cloakroom leading off and a cosy dual aspect Lounge having rear garden access. Furthermore, a striking stylishly appointed Dining Kitchen offers a great light and bright room to enjoy family mealtimes. Spanning the upper floor, a Master Ensuite Bedroom, and two further good sized bedrooms share a gorgeous Family Bathroom. Two off road parking spaces sit to the side of the property.

ACCESS The property sits on a lawned corner position in Hough Way with a walled and gated rear garden access to one side and the off road parking area to the further side.

Overview

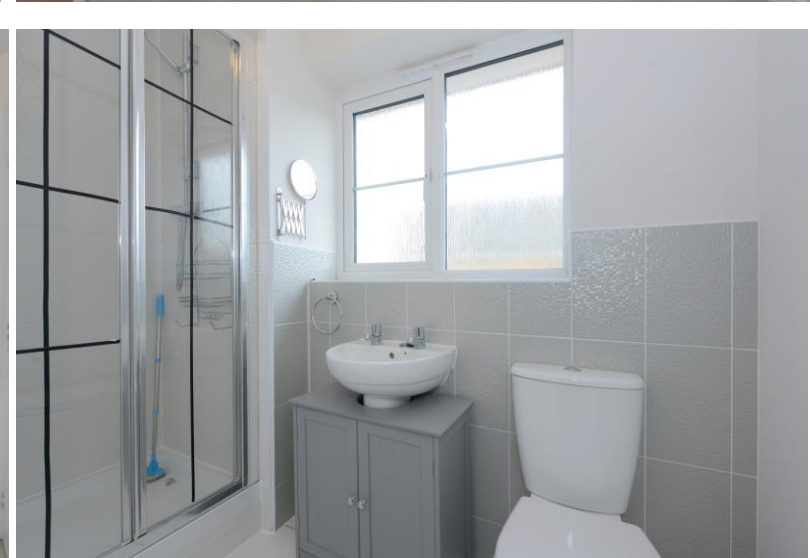
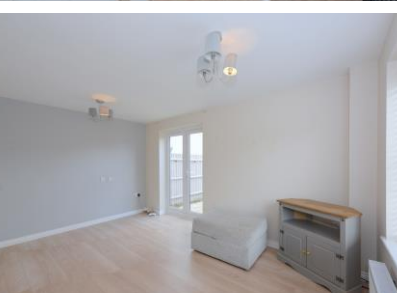
- A Wonderful Three Bedroom End of Terrace Home with an Attractively Designed Rear Garden
- Only a Short Distance to Local Schools and Amenities
- Downstairs Guest Cloakroom
- Lounge with Rear Garden Access
- Open Plan Dining Kitchen
- Master with En Suite, Two Further Good Sized Bedrooms and Family Bathroom
- Gas Central Heating and Full Double Glazing
- Off Road Parking for Two Cars
- NO UPWARD CHAIN

ACCOMMODATION A tiled overhang porch with lighting alongside and a part glazed entrance door opens into: **ENTRANCE HALL** Having a covered radiator, ceiling light point, a staircase to the first floor, and flooring laid to a wood effect finish continuing through into the lounge, dining kitchen and **DOWNSTAIRS GUEST CLOAKROOM** With ceiling light, extractor fan, radiator and a suite comprising of a pedestal hand wash basin and **W.C.** **LOUNGE** With a dual aspect over the front of the property, rear garden access through French doors opening onto the patio, a radiator and two ceiling light points. **OPEN PLAN DINING KITCHEN** A light and bright room with dual aspects over the front and side of the property, radiator, downlighting, extractor fan, and a range of eye catching contemporary cupboards topped with butchers block style work tops extended to a breakfast dining bar, along with a four ring gas hob having an extractor over and an electric oven beneath. Also there's an integrated dishwasher and washing machine together with space for an upright fridge/freezer and ample space for a dining table and chairs.

A balustraded turning carpeted staircase rises to a **GALLERIED LANDING** - With loft access hatch, ceiling light point, carpet, doors to all rooms together with a useful walk in shelved storage cupboard incorporating clothes hanging space. **MASTER BEDROOM** Having a rear aspect over the garden, radiator, ceiling light point, carpet, a built in wardrobe and a door opening into: **EN SUITE** Beautifully appointed with a ceramic tiled floor, tiled walls around the pedestal hand wash basin having a base cupboard below, **W.C.**, and a fully tiled shower enclosure with thermostatic shower over, and having an extractor fan, ceiling light and a radiator. **BEDROOM TWO** A double sized bedroom overlooking the frontal aspect and having carpet, ceiling light point and radiator. **BEDROOM THREE** A single sized bedroom overlooking the frontal aspect and having carpet, ceiling light point and radiator. **FAMILY BATHROOM** Having a privacy window overlooking the frontal aspect and beautifully appointed with a ceramic tiled floor, a panelled bath with wall tiling alongside, shower screen and an electric shower over, vanity unit inset with hand wash basin and a drawer unit beneath, **W.C.**, together with radiator and ceiling lighting.

REAR GARDEN This delightful garden designed for ease of maintenance is attractively laid out with a paved patio and a timber balustraded pergola having a lawn beneath laid to artificial turf offering perfect seating and dining areas overlooking the **GARDEN ROOM** - Of timber and glazed construction with wood effect flooring, lighting and power. Timber decking fronts both the garden room and a timber garden shed sitting alongside. The garden is finished with close boarded fencing together with a walled and gated access. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: B DIRECTIONS: SAT NAV POST CODE: TF11 9PF**







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!

01952 460000

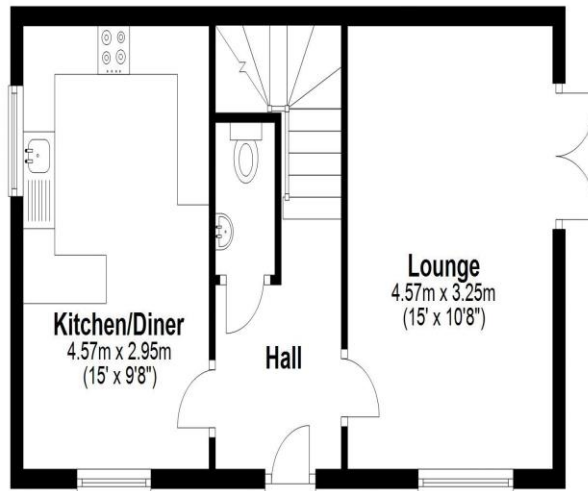
Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



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

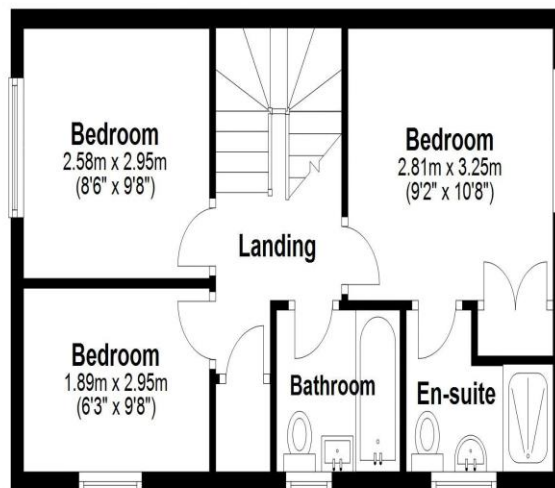
Ground Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 76.7 sq. metres (826.0 sq. feet)

For illustrative purposes only. Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

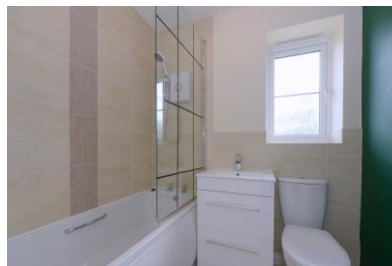
Selling your home?

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!

01952 460000

Email: info@fieldsofshifnal.co.uk
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