



## 46 Poplar Street Shifnal TF11 8FF

An Attractively Designed and Stylishly Appointed Family Home positioned within a prime modern development on the rural fringe of Shifnal, a great location for families with parkland and open green spaces on the doorstep as well as local schools being only a short distance away. This highly sought after vibrant Shropshire town also hosts a traditional annual fair, carnival and a Christmas fair along with a great choice of amenities including small independent shops, restaurants, bars and cafes as well as medical and dental practices. 46 Poplar Street boasts a fabulous layout of light and bright rooms arranged over two floors with a welcoming Entrance Hall taking you into a Downstairs Cloakroom, an inviting spacious Lounge featuring a bay window and the generous sized well equipped Open Plan Dining Kitchen with a connecting Conservatory giving plenty of spaces to gather and enjoy dining with family or friends. Heading upstairs which is equally spacious a beautifully decorated Master Bedroom enjoys an attractive EnSuite with the Three further good sized bedrooms sharing the Family Bathroom. The landscaped rear garden is designed for all the family to enjoy dining on the generous sized patio or just relax during the warmer seasons, and there's a wonderful decked children's play area to the rear of the detached garage. An additional benefit for commuters living in the town is a rail station with trains services running to Shrewsbury, Birmingham and beyond to London Euston and the M54 being easily accessible via Junctions 3 and 4.

**ACCESS** The property sits behind a lawned front garden with paved steps and a hand rail leading up to the front door and a tarmac driveway having an EV charging point alongside. A brick built detached single garage and gated access to the rear garden sit at the end of the driveway.

## Overview

- An Attractively Designed and Stylishly Appointed Detached Family Home
- En Suite Master Bedroom, Three Further Good Sized Bedrooms and Family Bathroom
- Inviting and Spacious Lounge
- Downstairs Cloakroom
- Open Plan Dining Kitchen with a Built in Utility Storage Facility
- Conservatory
- Combi Gas Central Heating and Full Double Glazing
- Landscaped Lawned Rear Garden Providing a Wonderful Dining Patio and a Decked Children's Play Area

**ACCOMMODATION** A tiled overhang porch with lighting and a part glazed entrance door gives access into: **ENTRANCE HALL** Having a covered radiator, two ceiling light points, stairs to the first floor, attractive high quality flooring continuing into the downstairs cloakroom and dining kitchen and doors opening into: **DOWNSTAIRS CLOAKROOM** Having a side aspect privacy window, radiator, pedestal hand wash basin and W.C. **LOUNGE** A cosy inviting room to enjoy family leisure time having a lovely frontal aspect bay window, carpet, two ceiling light points and two recently fitted column radiators providing lots of warmth on chilly days. **OPEN PLAN DINING KITCHEN** Of generous proportions and having the benefit of a large built in storage facility housing the gas Combi central heating boiler, a countertop with space and plumbing beneath for a washer/dryer and cupboards either side. There's ample space for both breakfast and formal dining with family and friends, two radiators create a warm cosy feel, ceiling spotlights provide illumination and an array of sleek high gloss eye level and base units with LED under cupboard lighting and topped with ample butcher's block style work surfaces provide lots of storage. A one and a half bowl stainless steel sink and drainer sits beneath a window overlooking the rear garden and integrated appliances include a multifunctional electric oven, four ring gas hob with a chimney extractor over and a fridge/freezer. A glazed door also opens into the **CONSERVATORY** - Of brick and UPVC construction with access into the rear garden and having window blinds, a door blind, tiled effect floor and down lighting.

A carpeted turning staircase with handrail rises to the **FIRST FLOOR PART GALLERIED LANDING** Having a stairhead window, shelved airing cupboard housing the hot water cylinder, and a hatch with ladder giving access to a half-boarded loft. **MASTER BEDROOM** Having a frontal aspect window, cosy carpet, radiator, ceiling light point, a mirrored wardrobe and a door opening into the **EN SUITE SHOWER ROOM** - Having a recently fitted column radiator, a tiled effect high quality vinyl floor, extractor fan, attractive wall tiling and a suite comprising of a shower enclosure with thermostatic shower over, pedestal hand wash basin and W.C. **BEDROOM TWO** Having a window overlooking the rear aspect, carpet, ceiling light point, radiator and an alcove giving an ideal space for a built in wardrobe. **BEDROOM THREE** Also overlooking the rear aspect and having carpet, radiator, and ceiling light point. **BEDROOM FOUR** A frontal aspect room and currently in use as a study with carpet, ceiling light point and radiator. **FAMILY BATHROOM** Having a side aspect privacy window, a tiled effect floor, ceiling light, extractor fan, radiator, attractive wall tiling alongside a panelled bath with a screen, thermostatic shower over, pedestal hand wash basin and a W.C. We are informed by the vendors that all fitted window blinds will be included in a sale.

**REAR GARDEN** This landscaped garden is well screened with fence panelling giving privacy and a recently laid flagstone dining patio overlooks a well-kept flat lawn perfect for family games, with a timber decked area having a pergola over to the rear of the detached garage (formerly housing a hot tub) so there's double external power sockets and sensored lighting, providing an ideal space for the younger family members to enjoy outdoor activities. Furthermore, to the paved side elevation of the property there's ample space to use a barbeque and the garden also benefits from a cold-water tap. **DETACHED GARAGE** Of brick construction and having a tiled apex roof giving storage within, up and over door, power and lighting. **SHROPSHIRE COUNCIL TAX: D EPC RATING: B DIRECTIONS: SAT NAV POST CODE: TF11 8FF**







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If you are considering selling your home please contact us today for your no obligation free market appraisal.

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Email: [info@fieldsofshifnal.co.uk](mailto: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



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Total area: approx. 130.9 sq. metres (1409.2 sq. feet)

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