

18 Williams Crescent Shifnal TF11 9QE

A Modern Attractively Presented Three Bedroom Mid Terrace Property of good proportions with Off Road Parking for Two Cars and an attractive rear garden. This excellent property is positioned within the favoured Thomas Beddoes Development of high quality family homes a short distance from Shifnal town centre and local highly regarded schools. This historic Shropshire town enjoys a wide range of everyday shopping facilities, a choice of restaurants, bars, cafes, and a post office together with a medical practice. 18 Williams Crescent offers immaculate accommodation arranged over two floors presented in a neutral theme with an Entrance Hall, a Downstairs Guest Cloakroom, a beautifully appointed contemporary Kitchen, and a spacious light and bright Lounge giving garden access. A staircase rises to the upper floor presenting two double bedrooms, a single bedroom and a fashionable House Bathroom. The decked and lawned rear garden enjoys a sunny aspect offering a great space for a young family. Travel links are particularly convenient having rail services running from Shifnal giving direct connections to Shrewsbury, Birmingham and beyond, with the M54 being easily accessible at Junctions 3 and 4.

ACCESS The property sits behind a paved pathway and a border laid to slate. A tarmac driveway to the side of the terrace gives parking for two cars with a private pathway alongside proceeding to the rear garden access.

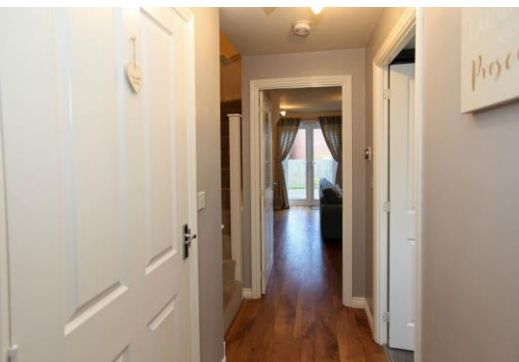
Overview

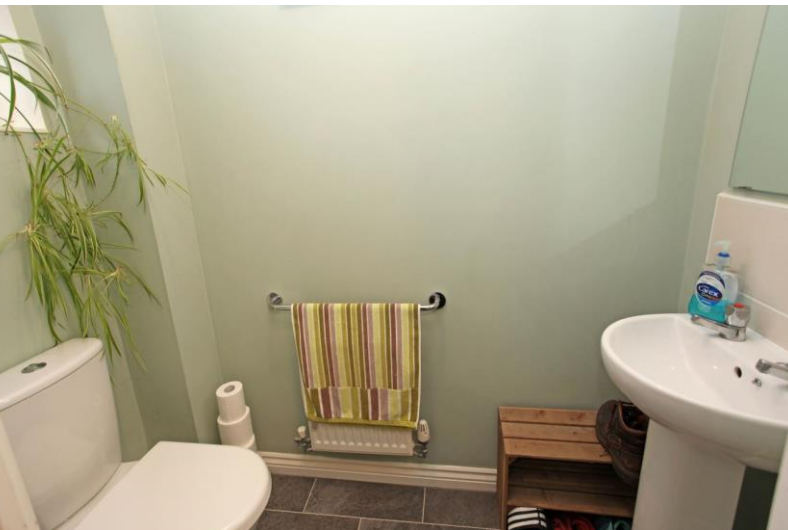
- A Modern Attractively Presented Three Bedroom Mid Terrace Property with Off Road Parking for Two Cars
- Conveniently Situated Close to Local Schools and Amenities
- Lounge/Dining Room
- Well Appointed Contemporary Kitchen and Bathroom
- Downstairs Guest Cloakroom
- Two Double Bedrooms and Single Bedroom
- Double Glazing and Gas Central Heating (New Worcester Bosch C/H Boiler)

ACCOMMODATION A tiled overhang porch with lighting and a UPVC entrance door opening into: **ENTRANCE HALL** Having a wood effect floor, radiator, ceiling light point, stairs to first floor and doors to: **DOWNSTAIRS GUEST CLOAKROOM** Having a tiled effect floor, ceiling light point, radiator, a front aspect obscured glazed window, and a suite comprising of a pedestal hand wash basin with tiled splashback and wall mirror above, **W.C. LOUNGE/DINING ROOM** Accessed through a part glazed door and having two ceiling light points, two radiators, a wood effect floor, a rear aspect window and French doors opening into the rear garden. **KITCHEN** Overlooking the frontal aspect and being well appointed with a range of attractive, contemporary high gloss base and eye level units with butchers block style work surfaces incorporating a stainless steel sink and drainer, space and plumbing for dishwasher and washing machine, four ring gas hob with extractor over and electric oven beneath, space for fridge/freezer, down lighting, a tiled effect floor and wall mounted cupboard housing gas central heating boiler.

A carpeted, turning staircase rises to the **FIRST FLOOR GALLERIED LANDING** - Having access hatch to a boarded loft with lighting and giving storage space, ceiling light point and a door to shelved cupboard. **BEDROOM ONE** A double room overlooking the rear aspect with carpet, ceiling light point, radiator and built in wardrobe. **BEDROOM TWO** A double room overlooking the frontal aspect with carpet, ceiling light point, radiator. **BEDROOM THREE** A single room overlooking the rear aspect with carpet, ceiling light point, radiator. **HOUSE BATHROOM** Overlooking the frontal aspect with an obscured glazed window, ceramic tiled floor, down lighting, heated towel rail and a suite comprising of a panelled bath with a newly fitted thermostatic shower over, pedestal hand wash basin and W.C.

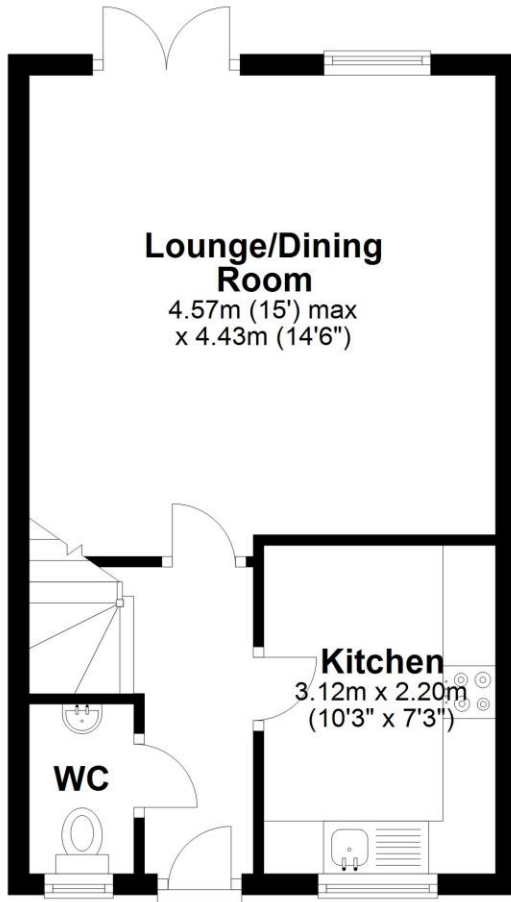
REAR GARDEN Enclosed with a fence panelled perimeter and an area laid to slate, with a flat lawn being ideal for children's play activities, and gated rear access to the car parking area. **SHROPSHIRE COUNCIL TAX BAND B DIRECTIONS: SAT NAV POST CODE: TF11 9QE**





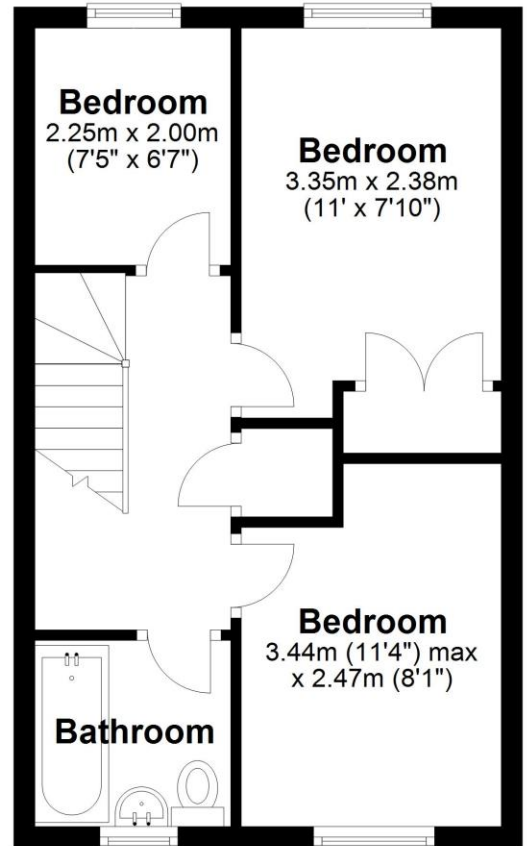
Ground Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



Total area: approx. 67.4 sq. metres (725.4 sq. feet)

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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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