

39 Broadway Shifnal TF11 8BB

A Handsome Victorian Five Bedroom Semi Detached Residence of some considerable proportions having been extended in recent years creating a spacious layout of rooms over three storeys with a cellar beneath combining modern additions and period detail. This splendid family home is ideally situated in the very heart of Shifnal, a historic market town with a bustling high street and a vibrant community spirit enjoying social activities throughout the year with a traditional annual carnival, a summer fair and a Christmas fair selling local seasonal products. On entering the property into the hallway which runs along to the dining kitchen and downstairs cloakroom, a feeling of space is created by the tall ceiling height which is also reflected in the well proportioned Lounge and Dining Room. Just off the rear of the entrance hall a doorway beneath the stairs leads down to the cellar, and completing the ground floor a most attractively appointed and well equipped Breakfast Dining Kitchen bathed in a generous amount of light streaming in through the skylight windows offers a great space to enjoy family meals overlooking the south facing rear garden. Heading up the staircase an en suite master bedroom and three further bedrooms served by a family bathroom are spread across this first floor providing plenty of space for an extended family, with a further staircase ascending to the second floor boasting an impressively spacious fifth bedroom. A private well screened rear garden forming a private setting extends from the property enjoying an abundance of established flower beds and borders, mature apple trees and several raised timber beds providing a great opportunity to grow produce for all the family. On road parking to the front of the property. **NO UPWARD CHAIN**

ACCESS The property fronts Broadway in Shifnal with original wrought iron railings along the frontage and gated side access to the rear garden.

Overview

- A Handsome Victorian Five Bedroom Semi Detached Residence Within the Heart of Shifnal
- Three Storey Accommodation with a Cellar Beneath
- Two Reception Rooms
- Downstairs Cloakroom
- An Extensive Open Plan Breakfast Dining Kitchen with Rear Garden Access
- First Floor Accommodation Provides a Spacious En Suite Master Bedroom, Three Further Bedrooms and a Family Bathroom

ACCOMMODATION A timber glazed panelled ENTRANCE DOOR with a glazed fan light above opens into the ENTRANCE HALL Having original ceiling mouldings, radiator, ceiling light point, dado rail, stairs to the first floor and original timber doors to the downstairs rooms. The hallway extends along to the two reception rooms offering versatility to suit a family's needs, and access to the cellar, downstairs cloakroom, dining kitchen as well as a step down to a small Lobby area. LOUNGE An elegant room with a tall ceiling height featuring original ceiling mouldings, two ceiling light points and having a double-glazed top opening window overlooking the frontal aspect, a fireplace housing a coal effect gas fire with built in storage and display cupboards to either side with shelving above, carpet and radiator. DINING ROOM Also having a tall ceiling height with original mouldings, and a large top opening picture window overlooking the rear aspect, ceiling light point, carpet, radiator and a brick built fireplace. DOWNSTAIRS CLOAKROOM Having a modern suite comprising of hand wash basin, W.C. and an extractor fan, ceiling light, tiled floor. Just off this area a door opens into the CELLAR - With steps leading down and having lighting. INNER LOBBY With a ceiling light, tiled floor, a side aspect window and a door opening onto the extensive side aspect. DINING KITCHEN A most spacious and inviting kitchen filled with an abundance of natural light streaming in through the skylight windows together with a side aspect window and ceiling down lighting within the whole of the dining kitchen creating a cosy glow during the evening for family and friends to gather. The cooking and preparation area is flanked to both sides with an array of contemporary high gloss wall and base storage cabinets with a plentiful amount of work surfaces incorporating a Neff induction hob with chimney extractor over and lighting, a glazed splashback, composite sink and drainer, wall mounted cupboard housing integrated appliances including a double electric oven and microwave. A tiled floor steps down to the Breakfast Dining Area having a vaulted ceiling with two Velux roof lights, side aspect double glazed windows and doors opening onto the rear garden. There's ample space for a large fridge/freezer and a utility area provides a countertop with cupboard storage below and space and plumbing beneath for a washer and dryer.

An original balustraded staircase rises to the FIRST FLOOR SPLIT LANDING - Having a skylight window and a step up to a rear aspect BEDROOM ONE Having a side aspect opening window, ceiling light, carpet, a built in shelved cupboard housing the hot water cylinder, radiator and featuring an original cast iron fireplace. FAMILY BATHROOM Having a side aspect privacy window, lino floor, ceiling light, a high level window alongside the hallway with shelving below, a heated towel rail, and stepping into an open recessed bathing space with an extractor fan, panelled bath having ceramic wall tiling alongside, an electric shower over, and a pedestal hand wash basin with a towel rail below. From the further side of the landing a built in cupboard provides good storage and original timber doors give access into three bedrooms. BEDROOM TWO A light and bright double bedroom having a window overlooking the rear aspect with a wood effect floor, ceiling light and radiator. BEDROOM THREE A good sized room overlooking the frontal aspect with a top opening window, carpet, radiator, ceiling light point, built in glazed storage cupboards and a louvered saloon style door leading into: EN SUITE SHOWER ROOM With fully tiled walls, ceiling light, and a shower enclosure with electric shower over, pedestal hand wash basin, shaver point and W.C. BEDROOM FOUR A single sized bedroom overlooking the frontal aspect with a top opening window, carpet and down lighting. From the first floor landing a further staircase with a galleried stairhead gives access up to BEDROOM FIVE A carpeted room stretching across the whole of the second floor flooded with natural light from a rear aspect window and offering an abundance of space together with a door giving access to under eaves storage.

REAR GARDEN Having walled and gated access alongside the property from the roadside in Broadway with a paved passageway proceeding along to the canopied kitchen door, outside cold water tap and a raised flower bed. Two delightful brick built UPVC double glazed outbuildings sit beneath a slate tiled open fronted verandah with tiled flooring providing a potting shed and a most useful garden store. The continuation of the garden is decked, lawned and well screened to either side with a variety of trees and a profusion of well stocked established herbaceous borders. A further paved area features several raised timber beds offering a great area to grow produce during the seasons with a cold water tap at hand and a greenhouse too. SHROPSHIRE COUNCIL TAX BAND C EPC RATING: DIRECTIONS: SAT NAV POST CODE TF11 8BB







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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



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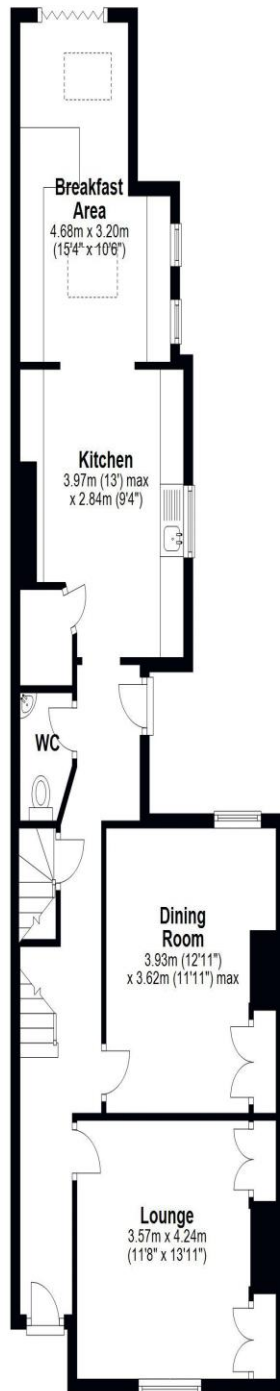
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Ground Floor

Approx. 73.4 sq. metres (789.8 sq. feet)



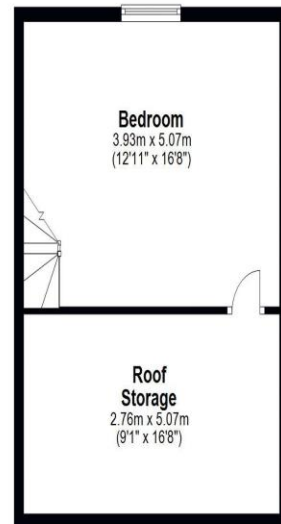
First Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



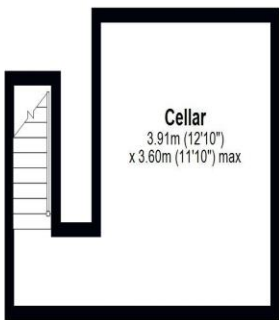
Second Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



Basement

Approx. 17.5 sq. metres (188.2 sq. feet)



Total area: approx. 186.6 sq. metres (2008.5 sq. feet)

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