

## 13 Poplar Street Shifnal TF11 8FF

An Immaculate Modern Three Bedroom Semi Detached House Offering a Shared Ownership Opportunity with Wrekin Housing Association for 25% Share of the Equity. This stylishly appointed property sits on the rural fringe of Shifnal, a delightful Shropshire town with its wonderful historic heritage and great community spirit hosting a traditional summer fair, carnival and a Christmas market for all the family to enjoy along with fabulous shopping and dining facilities, further amenities as well as a medical practice. The area is well served with schooling and Shifnal boasts two highly regarded primary schools along with Idsall secondary school, all within easy reach and the town centre is just minutes away. 13 Poplar Street is an immaculate home presented to a Show Home standard so it's already for you to pack your bags and move straight in to enjoy the chic tastefully decorated inviting and comfortable interior. The light and bright accommodation flows from the welcoming Entrance Hall which takes you into a must have Downstairs Cloakroom along with a most useful deep storage facility, as well as an attractively appointed Dining Kitchen and a stunning Lounge with French doors framing the delightful rear garden enjoying an open rear aspect and a lovely summerhouse. Heading upstairs to the first floor galleried landing, a Master Bedroom boasting an impressive En Suite Shower Room offers a relaxing retreat at the end of a busy day with a fabulous Family Bathroom serving the further two bedrooms. The property is also well placed for access to road and rail networks with the M54 being within a short driving distance and rail services running from

**ACCESS** The property occupies a good sized plot with a lawned front garden and a tarmac driveway alongside the property giving gated access to the rear garden together together with parking for three cars as well as having the benefit of an electric charging point and a cold water tap housed beneath the kitchen window.

## Overview

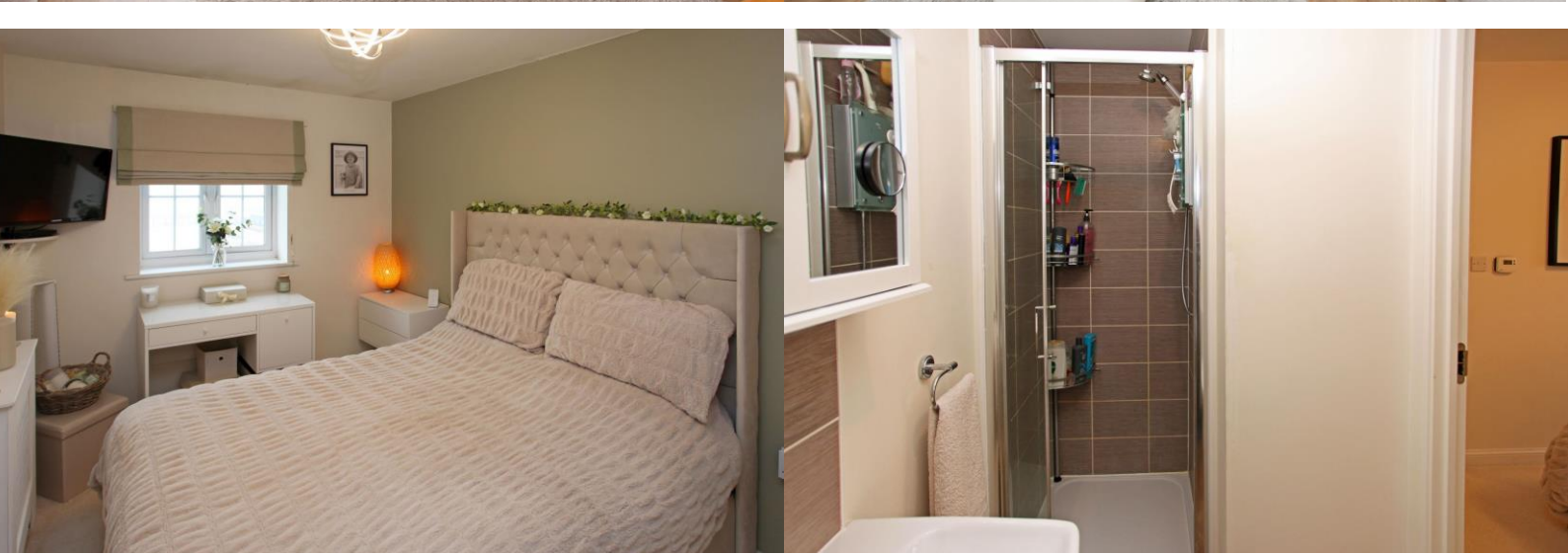
- An Impressive Three Bedroom Semi Detached Home in a Select Modern Development Close to Local Schools and Within Easy Reach of Amenities
- A Good Sized Front Garden with Driveway Parking Alongside the Property
- Entrance Hall with Downstairs Cloakroom
- Beautifully Appointed Dining Kitchen
- An Inviting Superbly Decorated Lounge Overlooking the Delightful Rear Garden Having an Open Rear

**ACCOMMODATION** A tiled overhang porch with lighting and a part glazed entrance door gives access into the property which has recently been upgraded by the current owner with striking new high quality flooring creating a stylish finish and a most welcoming feature on entering the property into the **ENTRANCE HALL** With a covered radiator, ceiling light point, a staircase to the first floor, a door to a good sized storage facility with power and currently housing a freezer and a door opens into the **DOWNSTAIRS CLOAKROOM** Having a privacy window overlooking the frontal aspect, radiator, extractor fan, contemporary corner hand wash basin and W.C. **DINING KITCHEN** Overlooking the frontal aspect and featuring a tiled effect floor, an array of contemporary eye level and base cupboards topped with contrasting work surfaces and tiled walls along with a stainless steel sink and drainer, a Logic Combi gas central heating boiler housed within a wall cupboard, a four ring gas hob with an extractor above, and an electric oven beneath. There's also space and plumbing for a washing machine and dishwasher. **LOUNGE** A most inviting light and bright room featuring attractive wall panelling, gorgeous high quality flooring, two radiators, two ceiling light points, access to an understairs storage cupboard and French doors with glazed side panels having a top opening window. There's also plenty of space to relax and unwind on comfy sofas overlooking the delightful rear garden aspect.

A carpeted turning staircase rises to a **FIRST FLOOR GALLERIED LANDING** - Having a covered radiator, carpet, door to a storage cupboard and doors to all rooms. **MASTER BEDROOM** A newly decorated room overlooking the rear aspect and having a carpet, covered radiator, ceiling light point and a door opening into: **EN SUITE SHOWER ROOM** Laid with high quality flooring and wall tiling and having an extractor fan, ceiling light, radiator and a lovely contemporary shower cubicle with thermostatic shower over, pedestal hand wash basin and W.C. **BEDROOM TWO** A further double sized room overlooking the frontal aspect with carpet, ceiling light point and radiator. **BEDROOM THREE** A good sized single bedroom overlooking the rear aspect with a lovely aspect over playing fields and having newly laid carpet, a covered radiator and ceiling light point. **FAMILY BATHROOM** Having a privacy window overlooking the frontal aspect and a radiator, ceiling light, a beautifully tiled wall alongside the panelled bath with mixer tap, pedestal hand wash basin and W.C.

**REAR GARDEN** A South west facing garden enjoying an open rear aspect, a timber Summerhouse to store away the garden chairs during the winter months and perfectly laid out for dining on the paved patio or just relaxing on the beautifully manicured lawn. There's also a useful double electric power socket housed along the rear wall of the property which has a fenced boundary and gated side access to the driveway. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: B DIRECTIONS: SAT NAV POST CODE: TF11 8FF**







## 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**

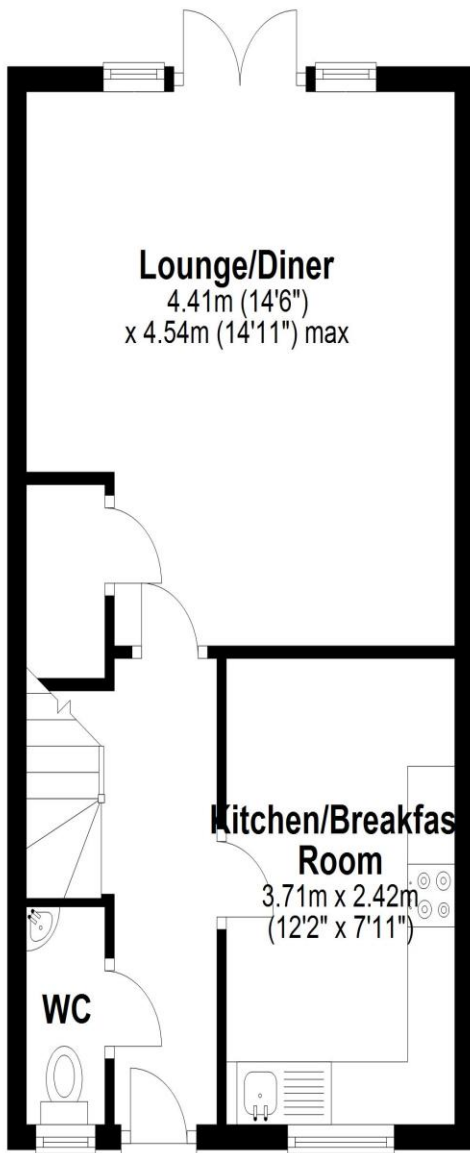
Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)  
4 Broadway, Shifnal, TF11 8AZ



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

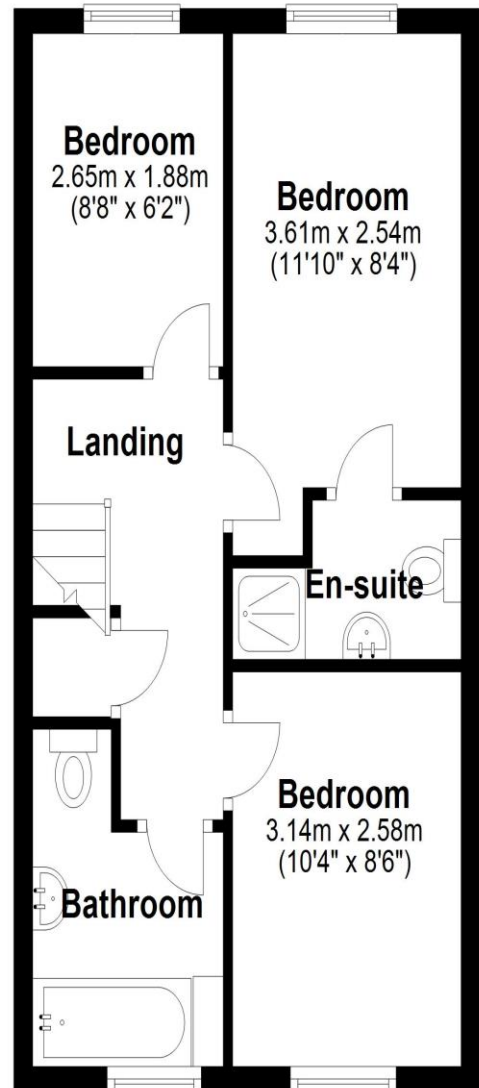
## Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 74.7 sq. metres (803.6 sq. feet)

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