

Barn Road Shifnal TF11 8EL

A Splendid Three Bedroom Semi Detached Family Home in Shifnal with the benefit of NO UPWARD CHAIN, Ample Off Road Parking and a Generous Rear Garden for all the family to gather and enjoy summer dining and recreation. This delightful Shropshire town offers a perfect blend of town and country with its excellent choice of amenities, shopping and dining facilities, dental and medical practices as well as great local schools, all surrounded by the glorious Shropshire countryside. The current owners have also much improved and upgraded the property over recent years with a wonderful contemporary stylish Bathroom and Kitchen along with a new entrance door which welcomes you into this lovely home of excellent proportions having two reception rooms giving plenty of space to sit, relax and enjoy family time together, an eye catching modern Kitchen connecting to an inner hallway with a most spacious Utility Room leading off and a Downstairs W.C completing the ground floor accommodation. On the upper floor two double bedrooms and a single sized bedroom are served by a fabulous elegantly appointed House Bathroom. Commuters will appreciate a station in Shifnal with train services running to Shrewsbury, Birmingham and beyond to London Euston as well as the M54 motorway networks being easily accessible at Junctions 3 and 4.

ACCESS The property sits back from the road behind a wide frontage giving ample off road parking laid to tarmac with decorative slate borders and a fenced boundary having gated side access to the rear garden.

Overview

- An Upgraded Larger than Average Three Bedroom Semi Detached House with the Benefit of NO UPWARD CHAIN
- Versatile Ground Floor Accommodation including Two Reception Rooms, Kitchen and Spacious Utility Room
- First Floor House Bathroom and a Ground Floor W.C.
- UPVC Double Glazing and Combi Gas Central Heating
- Ample Off Road Parking and a Generous Rear Garden

ACCOMMODATION Giving access into the property an attractive new composite door opens into the welcoming **ENTRANCE HALL** Having a most useful understairs open storage space, ceiling light point, a covered radiator, stairs to the upper floor, carpet and glazed panelled doors opening into the lounge and dining room. **LOUNGE** Enjoying a dual aspect over the front and rear of the property and having flooring laid to cosy carpet, ceiling lighting, coved ceiling and radiator. **DINING ROOM** Overlooking the rear aspect and having down lighting, carpet, radiator, door to useful built in storage cupboard and a glazed panelled door to the kitchen. **KITCHEN** Having a frontal aspect, a range of stylish modern cupboards topped with contrasting work surfaces and mosaic tiled splashbacks. A one and a half bowl stainless steel sink and drainer sit beneath the window and a five ring gas hob provides ample cooking space to create lovely family meals along with a double oven. Flooring is laid to attractive tiling which continues through into the **INNER HALLWAY OFF THE KITCHEN** - With ceiling lighting, a door opening onto the paved side elevation of the property and access into a very spacious **Utility Room** as well as a separate **W.C.** **UTILITY ROOM** Of generous proportions and having privacy windows overlooking dual aspects, a large radiator giving warmth, two ceiling lights, space and plumbing for washing machine and lots of floor space for an upright fridge/freezer, dishwasher and further white goods. **SEPARATE W.C.** Appointed with an enclosed flush **W.C.**, Flooring tiling and having ceiling lighting.

A carpeted turning staircase with handrail and dual frontal aspect windows, rises to the **FIRST FLOOR LANDING** Having a stairhead window, ceiling light point, loft access hatch, airing cupboard housing gas central heating boiler. **BEDROOM ONE** A double sized bedroom overlooking the rear aspect and having built in wardrobe/storage cupboard, radiator, ceiling light point, carpet. **BEDROOM TWO** A further double sized bedroom overlooking the rear aspect with carpet, radiator, ceiling light point. **BEDROOM THREE** A single sized bedroom overlooking the frontal aspect and having carpet, radiator, ceiling light point and a built in wardrobe/storage cupboard. **HOUSE BATHROOM** Having a frontal aspect privacy window, flooring laid to high quality vinyl, and featuring down lighting, a 32 bar heated towel rail giving great towel drying space for all the family, beautifully tiled walls and a neutral contemporary suite comprising of a corner bath with mixer tap and a fixed head rainhead shower over, a bespoke built in hand wash basin with mixer tap and cupboard beneath as well as an illuminated wall mirror and a wall mounted glazed cupboard.

REAR GARDEN A sizeable garden mainly laid to lawn providing plenty of space for children to play and family to enjoy summer dining or recreation having fencing and hedging giving privacy as well as a paved gated side access leading to the front of the property. **SHROPSHIRE COUNCIL TAX BAND B EPC RATING: D DIRECTIONS:** From the centre of Shifnal proceed along Broadway which becomes High Street turning right into Curriers Lane taking the second turning left into Barn Road where the property sits on the left hand side and can be identified by our For Sale Board.







Selling your home?

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

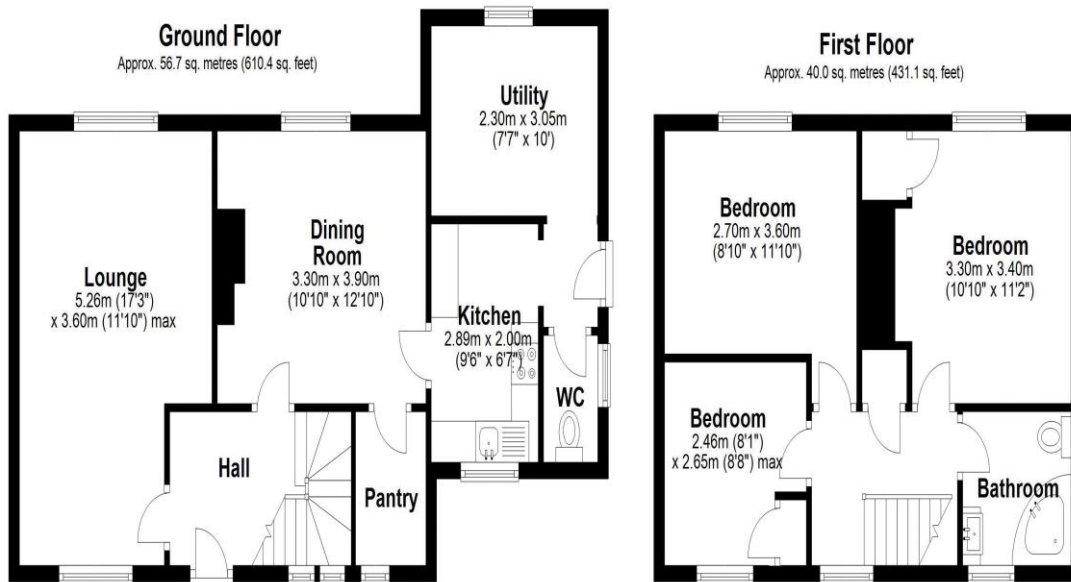
Our dedicated and friendly team will assist you. Get in touch today!

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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



Total area: approx. 96.8 sq. metres (1041.5 sq. feet)

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