

20 Mountford Way Shifnal TF11 9QG

A Modern Deceptively Spacious Three Bedroom Semi Detached Home with Off Road Parking for Two Cars and having the benefit of **NO UPWARD CHAIN**. This delightful family home boasts an enviable cul de sac position within the favoured Thomas Beddoes development of superior quality homes on the rural fringe of Shifnal with footpaths close by enabling residents to easily access this wonderful Historic town centre with its great choice of amenities. Local schools are within easy reach as well as rail services running from Shifnal Station giving connections to Shrewsbury, Birmingham and beyond. Commuters will also appreciate the M54 being easily accessible at Junctions 3 and 4. You are welcomed into this lovely home with an Entrance Hall leading into a Lounge featuring an attractive bay window overlooking the delightful open frontal aspect, and an Inner Hallway taking you into a must have Downstairs Cloakroom along with a useful deep storage facility and a stunning contemporary Dining Kitchen having rear garden access. Upstairs which is equally spacious, boasts a wonderful Master Bedroom with an En Suite Shower Room, a further Double Bedroom, a Single and a beautifully appointed Family Bathroom. A good sized lawned rear garden offers space to enjoy outdoor leisure activities and family dining.

ACCESS The property sits back behind a lawned and tarmac frontage giving parking. A pretty border planted with lavender sits alongside a gated paved shared passageway giving access to the rear garden.

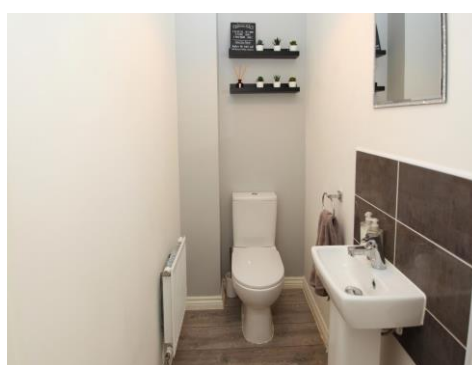
Overview

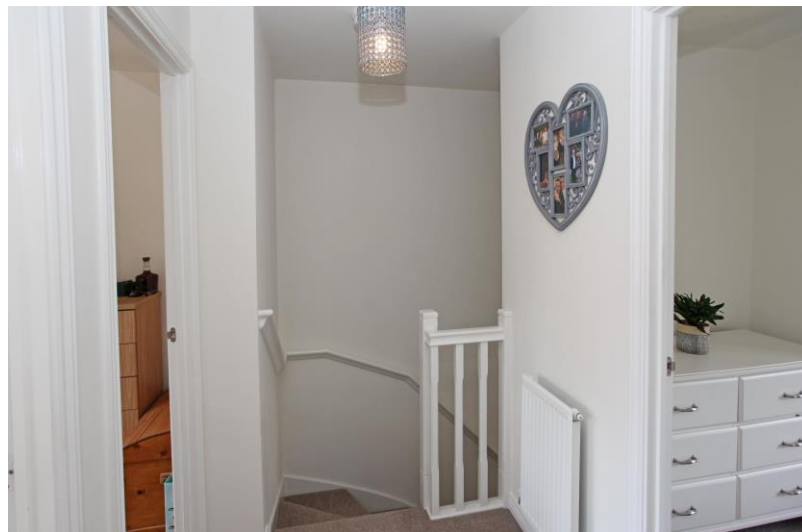
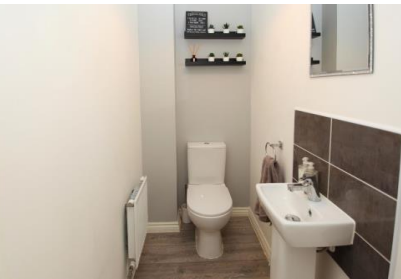
- A Modern Deceptively Spacious Three Bedroom Home with Off Road Parking for Two Cars and NO UPWARD CHAIN
- Fabulous Cul de Sac Position with a Delightful Open Frontal Aspect
- Stylishly Appointed Rooms in a Modern Decor
- Lounge with a Lovely Bay Window Overlooking the Wonderful Open Aspect
- Inner Hallway with a Must Have Downstairs Guest Cloakroom along with a Deep Storage Facility
- Fabulous Dining Kitchen with Rear Garden Access

ACCOMMODATION A tiled canopied porch with a composite entrance door gives access into the **ENTRANCE HALL** - With a radiator, ceiling light point, stairs to the first floor and a contemporary wood effect floor continuing through into the lounge, downstairs cloakroom and dining kitchen and a part glazed door opening into: **LOUNGE** Overlooking the wonderful open frontal aspect through a most attractive bay window and having radiator, ceiling light point and a part glazed door to the **INNER HALLWAY** - With ceiling light point, doors opening into a large storage facility and the **DOWNSTAIRS CLOAKROOM** With ceiling light, extractor fan, radiator and an attractive suite comprising of a pedestal hand wash basin with a tiled splashback and W.C. **DINING KITCHEN** Filled with plenty of natural light and stylishly appointed with an array of sleek contemporary high gloss cupboards including a larder unit, soft close drawers, eye level and base units with under cupboard lighting topped with attractive work surfaces incorporating a one and half bowl stainless steel sink and drainer, a four ring gas hob with extractor over, and a chrome splashback. There are also integrated appliances including a washing machine, dishwasher, a fridge/freezer and a cupboard housing a Logis Combi gas central heating boiler. Spot lighting provides illumination together with natural light streaming through a window overlooking the rear garden and within the dining area a ceiling light point sits above the ample space for a table and chairs and French doors fitted with custom made blinds open out into the garden.

A carpeted turning staircase with handrail rises to the **FIRST FLOOR LANDING** - With loft access hatch, radiator, carpet, ceiling light point and doors to all rooms. **MASTER BEDROOM** Overlooking the wonderful open frontal aspect and having radiator, ceiling light point, carpet and a door opening into: **EN SUITE SHOWER ROOM** Having a frontal aspect privacy window inset with a slatted blind, tiled flooring, extractor fan, radiator, and a beautifully appointed suite comprising of a fully tiled shower cubicle with electric shower over, pedestal hand wash basin and W.C. **BEDROOM TWO** A room with ample double bed space and a rear garden aspect, having carpet, ceiling light point and a radiator. **BEDROOM THREE** A single bed sized room also overlooking the rear garden aspect having carpet, ceiling light point and a radiator. **FAMILY BATHROOM** Beautifully appointed with a panelled bath having wall tiling alongside, pedestal hand wash basin, W.C., and a heated towel rail, ceiling light, extractor fan, tiled floor.

REAR GARDEN A good sized garden with a paved patio having overhead lighting giving evening illumination and a central lawn bordered with fence panelling giving privacy, gated side access and a decked dining area to enjoy al fresco family dining. A cold water tap sits within the garden and a timber shed provides an excellent storage facility. **SHROPSHIRE COUNCIL TAX: C EPC RATING: B DIRECTIONS: SAT NAV POST CODE: TF11 9QG**







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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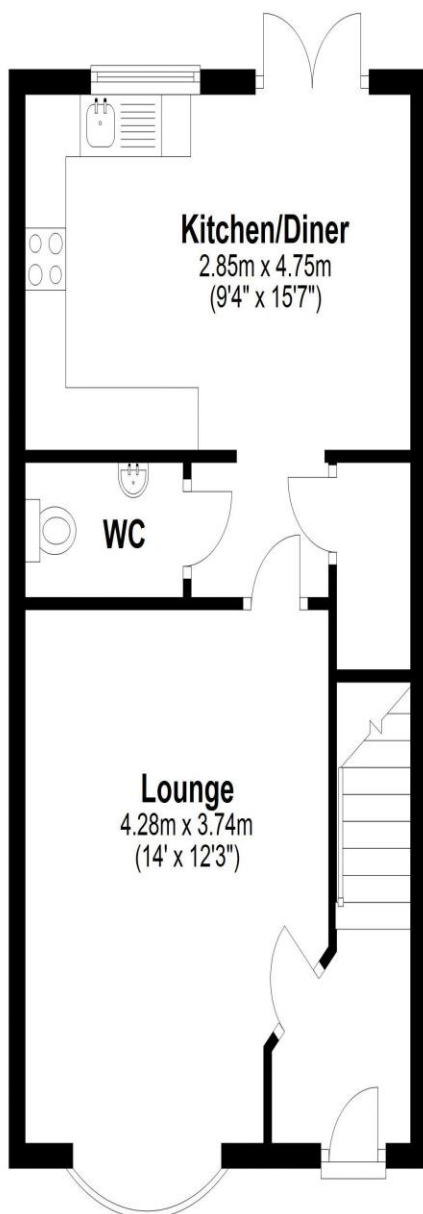


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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



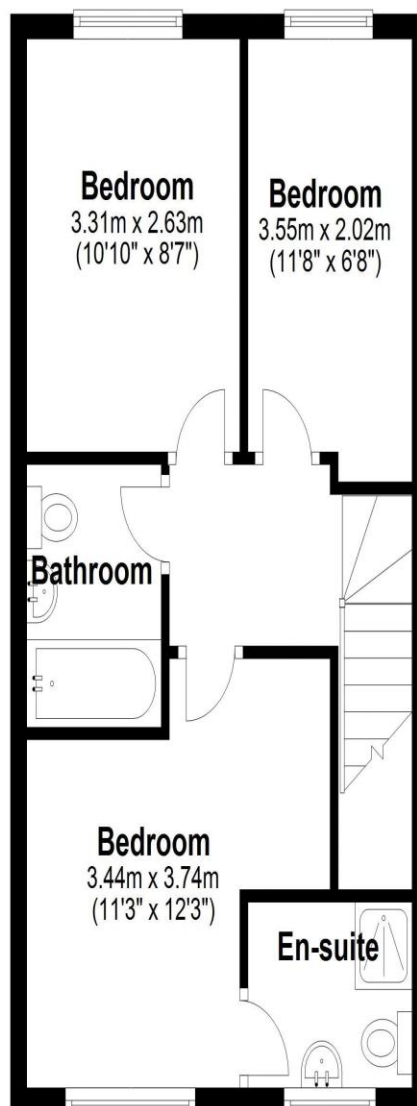
Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 80.1 sq. metres (862.3 sq. feet)

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