

26 Admirals Close Shifnal TF11 8BX

A Lovely Three Bedroom Mid Terrace Property with the Benefit of NO UPWARD CHAIN and oozing with potential, but all ready to move in and make it your new family home. The property sits within the popular Admirals Farm development on the edge of Shifnal, a small vibrant Shropshire country town with highly sought after schools, a number of small independent shops, restaurants, bars, cafes, a post office and a medical practice along with rail services running from Shifnal station to Shrewsbury, the West Midlands and onwards to London Euston. The M54 motorway networks are also only a short travelling distance away giving easy access to the M6. On entering into 26 Admirals Close an Entrance Hall naturally flows along into the spacious dining kitchen to the rear of the property and the frontal aspect well proportioned comfortable Lounge. A staircase also rises to the upper floor offering three newly carpeted cosy good sized bedrooms, two having built in storage cupboards, along with a recently updated and attractively appointed contemporary Family Bathroom. Outside there's on street parking and well attended gardens to the front and rear of the property.

ACCESS The property sits behind a lawned front garden bordered with an array of perennials and a paved shared passageway running along to the rear garden.

Overview

- A Lovely Three Bedroom Mid Terrace House with the Benefit of **NO UPWARD CHAIN**
- Well Placed for Access to Local Schools, a Wonderful Choice of Amenities and Within Easy Reach of Road and Rail Networks
- Good Sized Comfortable Lounge
- Dining Kitchen with Plenty of Space for the Family to Sit around the Table and also Access the Rear Garden
- A Recently Updated and Attractively Appointed Family Bathroom
- Three Generous Sized Bedrooms Newly Fitted with Cosy Carpets

ACCOMMODATION A part glazed entrance door opens into the **ENTRANCE HALL** Having newly laid carpet along with the staircase to the first floor and a radiator, ceiling light and doors to the dining kitchen and **LOUNGE** - A comfortable room overlooking the frontal aspect with plenty of space for all the family to sit, relax and enjoy watching favourite movies in front of the fireplace. **DINING KITCHEN** Having access into the rear garden through a part glazed door with a side window giving lots of natural light, along with a handy under stairs storage cupboard, tiled flooring, two ceiling lights, plenty of space for a table and chairs, a counter top providing a further breakfast dining area with a wall mounted **Glow Worm Combi** gas central heating boiler above, space for a freestanding fridge/freezer, and a range of cupboards topped with work surfaces incorporating a one a half bowl sink and drainer sitting below a rear aspect window, a ceramic hob with extractor over and wall tiling. There's also space and plumbing for a washing machine.

The newly carpeted staircase with a handrail rises to the **FIRST FLOOR LANDING** - With ceiling light and doors to all rooms. **BEDROOM ONE** A most spacious room overlooking the frontal aspect through two windows, carpet, radiator, ceiling light and a built in storage cupboard. **BEDROOM TWO** A further double sized room overlooking the rear aspect laid with carpet and having a radiator, ceiling light and a built in storage cupboard. **BEDROOM THREE** A good sized single bedroom overlooking the frontal aspect and having carpet, radiator, ceiling light and a loft access hatch. **FAMILY BATHROOM** Having rear aspect privacy windows, attractively laid flooring, a heated chrome towel rail together with a wall mounted electric heater, extractor fan and a contemporary suite featuring a panelled bath with screen, a thermostatic shower over and wall tiling alongside, a pedestal hand wash basin and W.C.

REAR GARDEN Well screened with fence panelling and a low wicket gate opening onto the shared passageway leading to the front of the property. A paved patio sits alongside a well maintained lawn flanked by a delightful herbaceous border giving colour and interest during the seasons, and a paved pathway continuing along to a timber garden shed providing useful storage. **SHROPSHIRE COUNCIL TAX BAND B EPC RATING: C DIRECTIONS: SAT NAV POST CODE: TF11 8BX**







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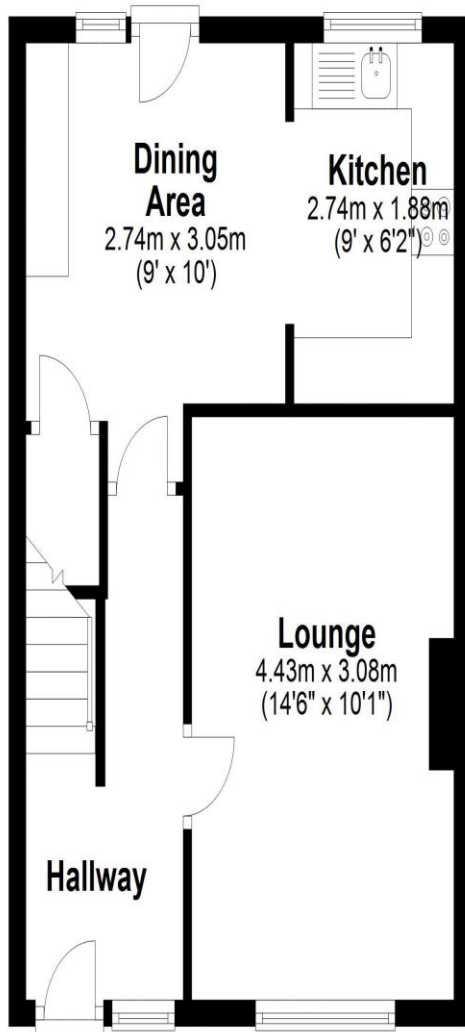
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

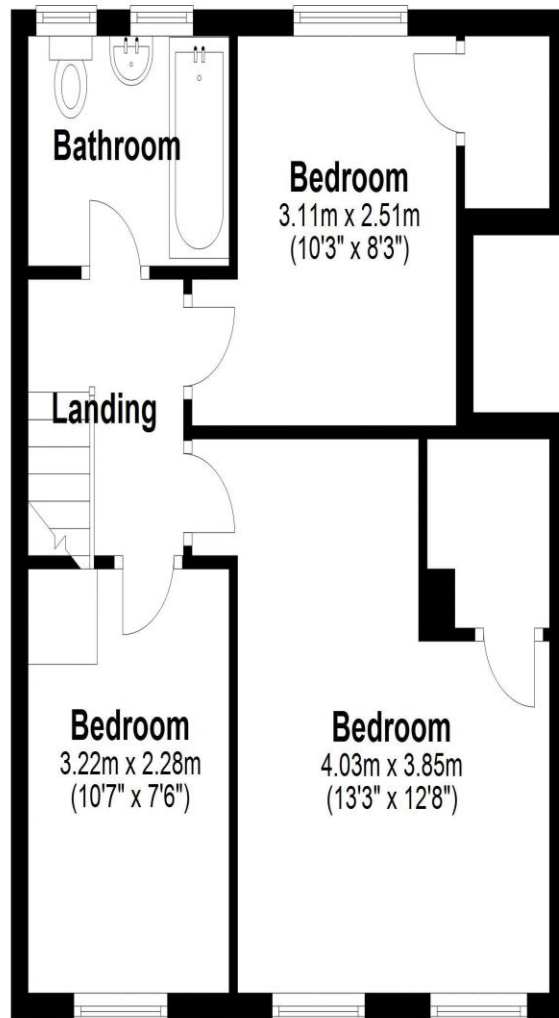
Ground Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 78.8 sq. metres (847.8 sq. feet)

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