

16 Garland Place Shifnal TF11 8FX

A Modern Two Bedroom Semi Detached Home with the benefit of NO UPWARD CHAIN and enjoying an open frontal outlook with off road parking for two cars. The property sits in a great location on the rural fringe of Shifnal with the Shropshire countryside on the doorstep, easy access to all the amenities in this delightful town centre including medical and dental practices and it's also close to two local primary schools as well as Idsall secondary school. The town is steeped in history and has a thriving community spirit hosting a traditional annual fair, carnival, a Christmas market along with many events within the village hall. 16 Garland Place offers good sized accommodation with an Entrance Hall having a Downstairs Cloakroom leading off along with a modern Kitchen and a spacious Lounge/Dining Room having French doors opening into the rear garden. On the upper floor a main bedroom boasts a well appointed En Suite shower room and a further double bedroom sits alongside the Family Bathroom. Road and rail services are also particularly convenient having a rail station in Shifnal with trains running to Shrewsbury, Birmingham and beyond to London Euston, and the M54 being easily accessible via Junctions 3 and 4.

ACCESS The property sits back behind a gravelled frontage with a paved pathway running along the side elevation to gated rear garden access. Allocated Off Road parking for two cars sits opposite the property.

Overview

- A Modern Two Bedroom House with a Pleasing Outlook and Off Road Parking for Two Cars
- Well Appointed and Good Sized Living Accommodation
- Downstairs Cloakroom
- Modern Kitchen
- Spacious Lounge/Dining Room with Rear Garden Access
- Master Bedroom with En Suite Shower Room, Further Double Bedroom and Family Bathroom
- Full Double Glazing and Combi Gas Central Heating
- NO UPWARD CHAIN

ACCOMMODATION A tiled overhang porch with lighting alongside and a part glazed composite front door gives access into: **ENTRANCE HALL** Having a staircase to the first floor, radiator, ceiling light, modern vinyl flooring, open access into the kitchen and doors opening into the lounge/dining room and **DOWNSTAIRS CLOAKROOM** Having a side aspect privacy window, tiled effect vinyl flooring, extractor fan, ceiling light, and a suite comprising of a corner hand wash basin with a tiled splashback, **W.C. LOUNGE/DINING ROOM** A good sized room with a spacious under stairs storage cupboard, radiator, two ceiling light points and French doors with glazed side panels framing the rear garden. **KITCHEN** Overlooking the frontal aspect and having a wall mounted cupboard housing the Combi gas central heating boiler, ceiling lighting, extractor fan, and fitted with matching eye level and base cupboards, a four ring gas hob with extractor over having lighting, and an electric oven beneath. There's also space and plumbing for a washing machine and an upright fridge/freezer.

A carpeted turning balustraded staircase rises to a **GALLERIED FIRST FLOOR LANDING** With radiator, ceiling light point, loft access hatch and doors to. **MASTER BEDROOM** Overlooking the rear aspect and having radiator, ceiling light point, carpet and a door opening into: **EN SUITE SHOWER ROOM** Having extractor fan, ceiling light, tiled effect vinyl flooring and a suite comprising of a fully tiled shower enclosure with electric shower over, pedestal hand wash basin and a **W.C. BEDROOM TWO** Overlooking the frontal aspect and having radiator, ceiling light, carpet and a door to storage cupboard. **FAMILY BATHROOM** Having a vinyl tiled effect floor, radiator, ceiling light, extractor fan, a panelled bath, pedestal hand wash basin and **W.C.**

REAR GARDEN Laid with a paved patio and a gravelled area, fully enclosed with fence panelling giving privacy and having gated side access to the front of the property. **Services:** There is an Estate Management Charge which we have been advised is £187 paid annually to Shine Management Company. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: B DIRECTIONS: SAT NAV POST CODE: TF11 8FX**







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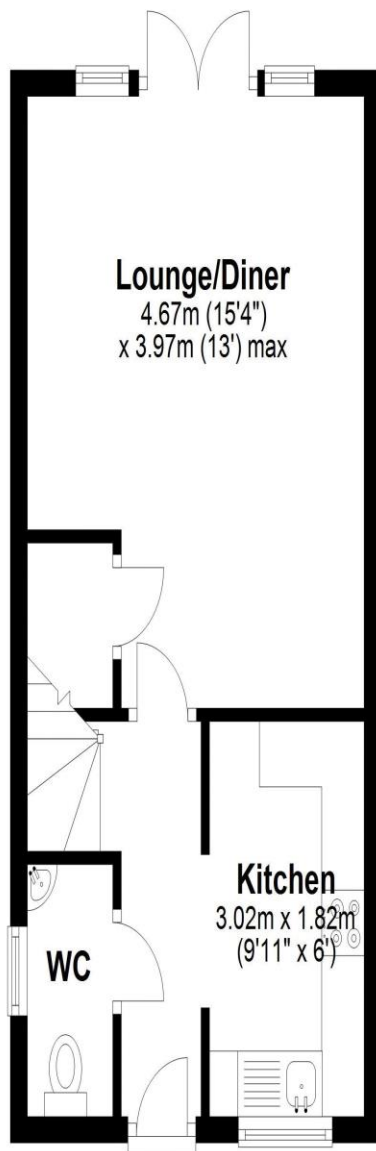
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

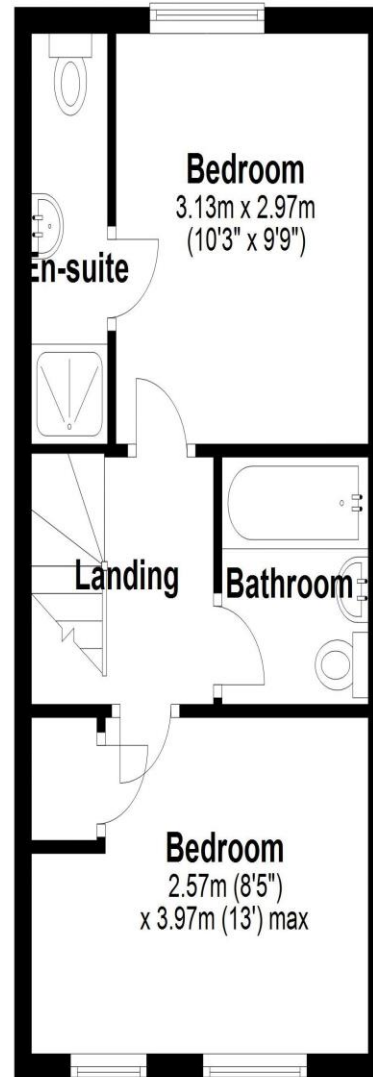
Ground Floor

Approx. 30.6 sq. metres (328.8 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



Total area: approx. 61.5 sq. metres (661.6 sq. feet)

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