

## Almond Avenue Shifnal TF11 8FZ

AN OUTSTANDING FOUR BEDROOM DETACHED HOUSE BUILT BY BOVIS HOMES AND OCCUPYING A SUBSTANTIAL CORNER POSITION WITHIN A SELECT RESIDENTIAL CUL DE SAC on the rural fringe of Shifnal, a historic Shropshire town providing a great environment for couples and families with the Shropshire countryside on the doorstep. This desirable property boasts generous proportioned accommodation with a contemporary layout of rooms and suites arranged over two floors, being ideal for a growing family and those working from home. The luxurious accommodation offers a welcoming and spacious Entrance Hall with a downstairs cloakroom, a wonderful dual aspect Lounge with plenty of room to relax and entertain having access to the exceptional, low maintenance newly redesigned and landscaped rear garden. A premium fully fitted and well equipped kitchen with a comfortable dining area completes the ground floor. On the upper floor the property enjoys a Master Bedroom with En Suite Shower Room and Three further good sized bedrooms being served by a Family Bathroom. The popular historic town of Shifnal offers a full complement of amenities including a post office and medical practice, highly regarded local schools and excellent travel links, having a rail station in the town giving direct connections to Shrewsbury, Birmingham and beyond, with the M54 also being easily accessible via Junctions 3 and 4.

**ACCESS** The property sits back behind a substantial corner position laid to lawn with attractive planted borders and gated access to the rear garden with a tarmacadam driveway to the side elevation giving access to the detached garage.

## Overview

• **AN OUTSTANDING FOUR BEDROOM DETACHED HOUSE BUILT BY BOVIS HOMES TO AN EXACTING STANDARD AND OCCUPYING A CORNER POSITION WITHIN A SELECT RESIDENTIAL CUL DE SAC**

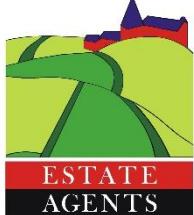
- Within Easy Reach of Amenities and Excellent Local Schools
- Sizeable Dual Aspect Lounge with Rear Garden Access
- Downstairs Guest Cloakroom
- Fully Fitted and Well Equipped Open Plan Dining Kitchen
- Master Bedroom with En Suite Bathroom

**ACCOMMODATION** A tiled overhang porch with lighting to the side and a UPVC entrance door gives access to: **ENTRANCE HALL** Having radiator, ceiling light point, a staircase to the first floor and a ceramic tiled floor continuing through to: **DOWNSTAIRS GUEST CLOAKROOM** Having an obscured glazed window, ceiling light point, radiator, fully tiled walls and a suite comprising of a pedestal hand wash basin and concealed flush W.C. **LOUNGE** Enjoying dual aspect windows overlooking both the frontal aspect having an attractive bay window and French doors opening onto the rear garden aspect, two radiators and two ceiling light points. **OPEN PLAN DINING KITCHEN** Having dual aspect windows inset with Roman blinds, and within the kitchen area - down lighting, a cupboard housing gas central heating boiler, a comprehensive range of attractive high gloss wall mounted and base units having under cupboard lighting and complementary work surfaces incorporating a five ring gas hob with splashback and chimney hood extractor over, sink and drainer. Integrated appliances include a dishwasher, washing machine, double oven and fridge/freezer, and a ceramic tiled floor proceeds through to the comfortable dining area with ceiling light point and two radiators.

A turning, carpeted, spindled staircase rises to **FIRST FLOOR LANDING** - Having a stairhead window, radiator, ceiling light point, loft access hatch and a door to airing cupboard housing hot water cylinder. **MASTER BEDROOM** Having dual aspect windows inset with Roman blinds, radiator, ceiling light point, carpet, built in mirrored wardrobes and a door opening into: **EN SUITE SHOWER ROOM** Fully tiled and having a heated towel rail, ceramic tiled floor, ceiling extractor, ceiling light point and a suite comprising of a shower enclosure with thermostatic shower, wall hung hand wash basin and enclosed flush W.C. **BEDROOM TWO** Having dual aspect windows inset with Roman blinds, carpet, radiator, ceiling light point. **BEDROOM THREE** Having window inset with Roman blind, carpet, ceiling light point, radiator and wardrobe with mirrored door.

**REAR GARDEN** An attractive beautifully landscaped walled garden with a central Astro turf lawn inset with a circular paved central feature, well stocked herbaceous borders and a raised decked dining terrace. A cold water tap is housed within the patio area and a door gives access to the rear of the garage, with a gate leading through to the front of the property. **DETACHED GARAGE** Of brick construction with a tiled apex roof providing boarded loft space, up and over door, power and light. **SHROPSHIRE COUNCIL TAX BAND** DIRECTIONS: SAT NAV POST CODE TF11 8FZ







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