

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 tarmac 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

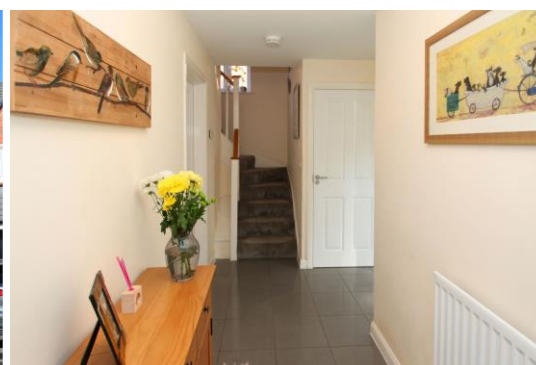
Open Plan Dining Kitchen

• 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







Total area: approx. 128.9 sq. metres (1387.3 sq. feet)

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