

## 36 The Grove Shifnal TF11 9EH

A THREE STOREY TOWNHOUSE OF EXCELLENT PROPORTIONS AND THREE DOUBLE BEDROOMS, enjoying a favoured cul de sac position of similar properties within walking distance of Shifnal town centre, a thriving historic Shropshire town enjoying a full compliment of amenities and local highly regarded schools. This immaculately presented property offers an Entrance Hall with ground floor Guest Cloakroom and an attractively appointed Dining Kitchen having French doors leading out to the rear garden. A staircase rises to the first floor accommodation presenting a most appealing Lounge with a Juliet balcony, a further Cloakroom and a Bedroom. A second staircase ascends to the upper floor having a Principle Bedroom with En Suite, a third bedroom and Family Bathroom. An enclosed low maintenance rear garden benefits from no overlooking properties and an integral garage and driveway give ample parking. Communications are also excellent with a rail station in Shifnal giving direct connections to Shrewsbury, Birmingham and beyond, and the M54 motorway networks being easily accessible at Junctions 3 and 4.

ACCESS The property sits behind a tarmac driveway proceeding to the integrated garage and a gravelled border to the side.

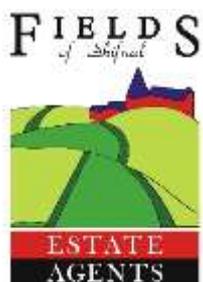
## Overview

- A THREE STOREY, THREE BEDROOM MID TERRACE TOWNHOUSE OF EXCELLENT PROPORTIONS
- Within Easy Walking Distance to Local Amenities and Close to Local Schools
- Downstairs Guest Cloakroom and Well Appointed Dining Kitchen
- First Floor Accommodation comprises of a most appealing Lounge with Juliet balcony, a Cloakroom and Bedroom.
- Second Floor Accommodation comprises of Two Bedrooms (Principle with En Suite) and a Family Bathroom
- Double Glazing and Combi Gas Central Heating
- Private Enclosed Rear Garden With No Overlooking Properties
- Integral Garage and Driveway Parking

**ACCOMMODATION** An Entrance porch with tiled floor, ceiling light point, bin storage and a UPVC entrance door opening into: **ENTRANCE HALL** With wood effect floor, radiator, ceiling light point, stairs to first floor, door to integral garage and a door opening into: **DOWNSTAIRS GUEST CLOAKROOM** With wood effect floor, ceiling light point, radiator and a suite comprising of a corner hand wash basin, W.C. **DINING KITCHEN** A spacious and attractively appointed kitchen having garden access through French doors and a rear aspect window, a wood effect floor, two ceiling light points, and a range of base and eye level units with part under cupboard lighting, a wall mounted cupboard housing Combi gas central heating boiler, four ring gas hob with extractor over, electric oven, space and plumbing for washing machine, space for fridge/freezer.

From the entrance hall a balustraded, carpeted staircase rises to the **FIRST FLOOR LANDING** Having ceiling light point, carpet, radiator, and doors to Lounge, Cloakroom and a Bedroom. **LOUNGE** A lovely room overlooking the rear garden having French doors opening on to a Juliet balcony, carpet, two radiators, ceiling light point, and an attractive fireplace with an electric coal effect fire. **CLOAKROOM/WC** Having ceiling light point, extractor, radiator and a suite comprising of a pedestal hand wash basin, W.C. **BEDROOM ONE** Having windows overlooking the frontal aspect, carpet, ceiling light point, radiator and built in wardrobe. A **SECOND STAIRCASE ASCENDS TO THE UPPER FLOOR GALLERIED LANDING** Having access hatch to a fully boarded full length loft with ladder, ceiling light point, door to storage cupboard and access to Principle Bedroom with En Suite shower room, Bedroom Three and Family Bathroom, **PRINCIPLE BEDROOM** Having windows overlooking the frontal aspect, carpet, ceiling light point, radiator, a built in double wardrobe and a door to: **EN SUITE SHOWER ROOM** Having carpet, ceiling light point, extractor, and a suite comprising of a fully tiled shower enclosure, thermostatic shower, pedestal hand wash basin, W.C. **BEDROOM THREE** Having windows overlooking the rear aspect, carpet, radiator, ceiling light point, and built in wardrobes. **FAMILY BATHROOM** Having radiator, ceiling light point, carpet, extractor fan, and a suite comprising of a panelled bath with mixer tap and hand held shower attachment, hand wash basin with cupboard beneath, W.C.



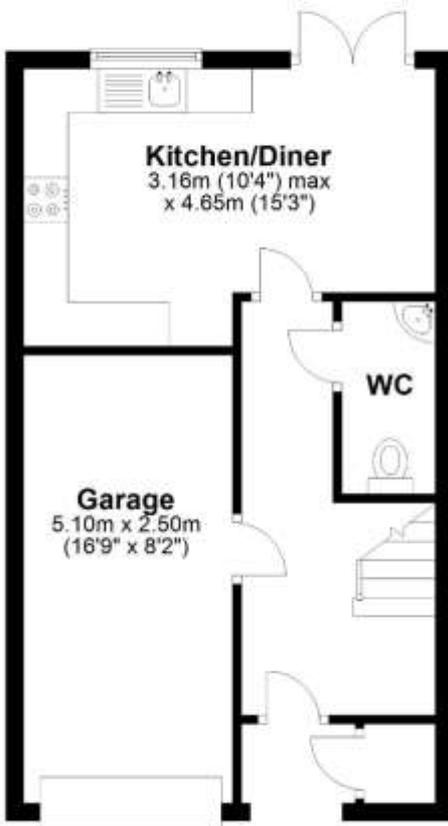


REAR GARDEN With no overlooking properties to the rear this low maintenance rear garden enjoys a fence panelled perimeter giving privacy, with a paved pathway continuing along to the gated rear access and a passageway proceeding along to the front of the property. A paved patio continues to an area laid to decorative gravel providing seating and al fresco dining spaces. A cold water tap is also housed within the garden. SHROPSHIRE COUNCIL TAX BAND C DIRECTIONS: SAT NAV POST CODE: TF11 9EH



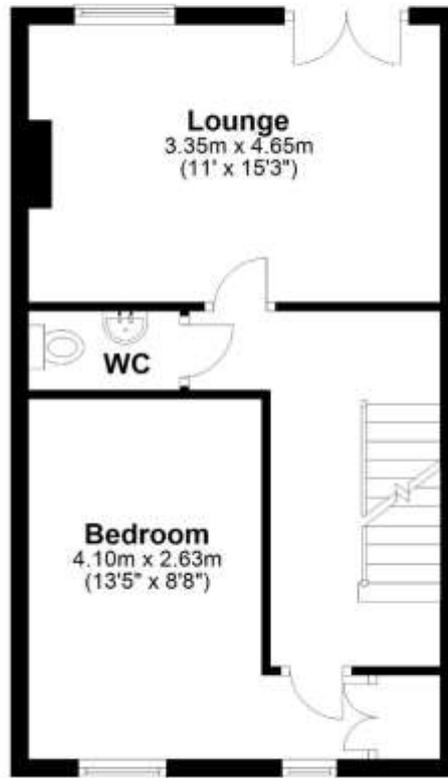
## Ground Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



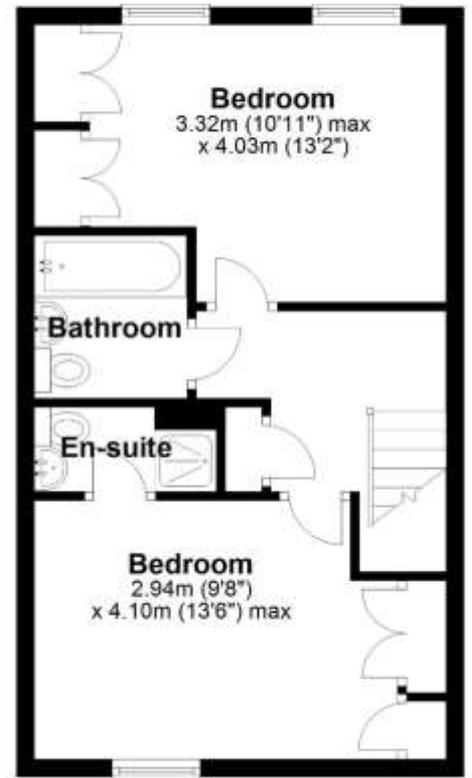
## First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



## Second Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 117.4 sq. metres (1263.8 sq. feet)

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