

## 19 Shrewsbury Road Shifnal TF11 8AQ

A Charming Two Bedroom Mid Terrace Period Cottage of Character nestled within the heart of Shifnal only minutes away from all the town's amenities and just a short distance to local schools. The interior is a blend of old world meets new, retaining original period features combined with modern day comforts. 19 Shrewsbury Road welcomes you into a delightful cosy and inviting Lounge complete with a fireplace to gather round for a movie night and the Dining Room connects giving access to the upper floor bedrooms reflecting cottage charm. Completing the ground floor accommodation an inner hallway alongside the fitted modern Kitchen takes you into a downstairs good sized Family Bathroom. This popular vibrant Shropshire town is also well placed for commuters, having rail services running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston along with easy access to the M54 and motorway networks.



**ACCESS** The property is approached from the road through a gated and low walled access with a pathway extending along to the front door bordered with attractive raised timber flower beds. Two power points are also housed within the front garden.

## Overview

- Delightful Two Double Bedroom, Terraced Period Cottage with Original Features and Modern Additions
- Town Centre Location, Close to Local Schools as well as Road and Rail Networks
- Two Reception Rooms
- Contemporary fitted Kitchen and Ground Floor Bathroom
- Charming Cottage Style Gardens
- Combi Gas Central Heating and Part Double Glazing
- On Street Parking (No Restrictions)

**ACCOMMODATION** The cottage is entered through a timber part glazed door leading in to the **LOUNGE** Featuring an exposed ceiling timber and a light point, an appealing brick built fireplace inset with Bio Fuel burner and quarry tiled hearth, alcoves to either side, a timber sash window frames the front garden, a radiator provides warmth, flooring is laid to an attractive wood effect laminate and there's open access through to the dining room as well as an under stairs storage cupboard having power and light. **DINING ROOM** With a view overlooking the rear garden and featuring an exposed ceiling timber, ceiling light point over the dining area, attractive flooring laid with wood effect vinyl, a column radiator, overhead cupboard and shelving to one side of the chimney breast, a staircase giving access to the upper floor and there's open access into the kitchen where one area is currently used for breakfast dining. A latched timber door also leads into the **INNER HALLWAY** giving useful outdoor clothes hanging space and featuring an interesting original period feature window, a radiator, tiled flooring and a timber door to the bathroom. **KITCHEN** With an attractive range of contemporary eye level and base cupboards topped with contrasting marble effect work surfaces, a gas oven, single drainer stainless steel sink, metro tiled splashbacks, tiled effect laminate flooring, space for fridge, along with a Velux roof light window and a UPVC double glazed door to rear garden. **HOUSE BATHROOM** Having a skylight window and a Contemporary white suite comprising of a vanity unit inset with hand wash basin and mixer tap, a panelled P bath with glazed shower screen, thermostatic shower and a W.C. There's also attractive wall tiling, a chrome heated towel rail, ceramic tiled floor and an extractor fan.

A carpeted, turning staircase with handrails rises to the **FIRST FLOOR LANDING** Having a ceiling light point. **BEDROOM ONE** Having a timber door, frontal aspect timber sash window, ceiling light point, carpet, radiator, along with built in cupboards and wardrobes sitting either side a most delightful original period fireplace. **BEDROOM TWO** Overlooking the rear aspect with a double glazed window taking in the view, a ceiling light point, radiator, carpet and a deep built in storage cupboard as well as a ceiling hatch to a part boarded loft.

**REAR GARDEN** A delightful private cottage style garden laid out with paved and gravelled terraces, attractively planted raised colourful timber flower beds, borders and trees. A brick pathway from the kitchen gives access to an Outhouse with power, light, gas central heating boiler and currently housing a washing machine and dryer. The garden is fenced to all sides with gated access to a passageway leading along to the front of the property. There's also external power points and garden lighting stretching along the garden providing evening illumination to enjoy summer dining. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: C DIRECTIONS:** From Fields of Shifnal take Shrewsbury Road where the property sits half way along on the left hand side as indicated by our For Sale Board











## 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!

**01952 460000**

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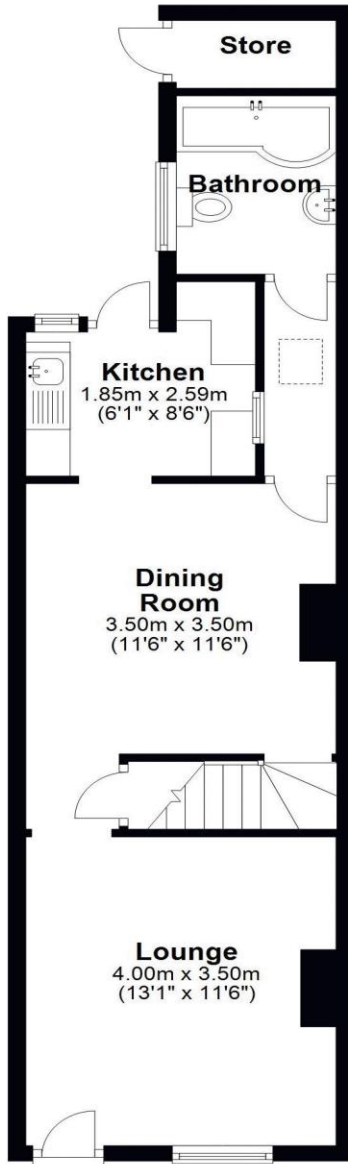


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



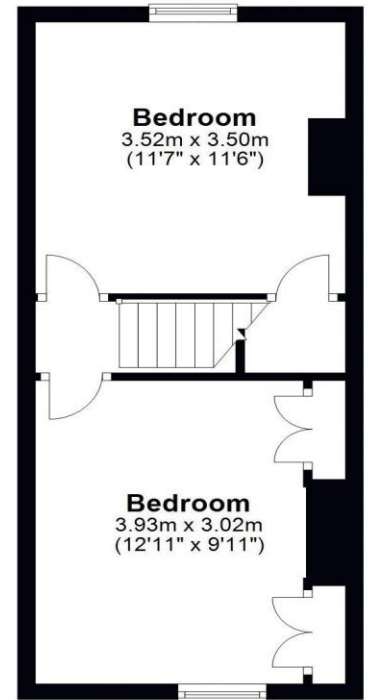
## Ground Floor

Approx. 44.2 sq. metres (475.2 sq. feet)



## First Floor

Approx. 30.0 sq. metres (323.1 sq. feet)



Total area: approx. 74.2 sq. metres (798.4 sq. feet)

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