

Westcote, Haughton Lane Shifnal TF11 8HG

"Westcote" is a Charming Three Double Bedroom Detached Family home in a highly desirable Shifnal address on the rural outskirts of this popular historic town a great location within easy reach of local schools, amenities including a great choice of shops, restaurants, bars, cafes, a post office as well as medical and dental practices within this vibrant and popular town centre. A spacious layout of light filled rooms arranged over two floors, has been extended, upgraded and modernised in recent years creating a stylish family home of note with an Entrance Hall complete with a Downstairs Cloakroom, an Inner Hallway extending to the Study and a most spacious inviting Lounge connecting to the beautifully appointed Open Plan Dining Kitchen/Family Room, with an adjacent Utility completing the ground floor accommodation. The delightful lawned rear garden enjoys an abundance of well stocked established borders and a Garden Room offers both a tool shed and an excellent storage facility within. Road and rail links are also easily accessible with the M54 being only a short driving distance to Junctions 3 and 4, and rail services running from Shifnal station giving direct connections to Telford, Shrewsbury, the West Midlands and onwards to London Euston.

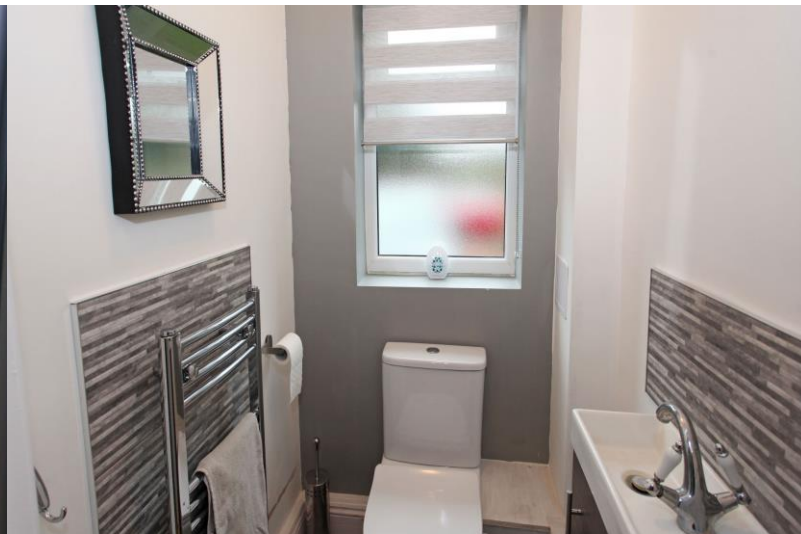
ACCESS The property sits back behind a generous gravelled driveway being hedged to the side elevations with a low wall to the front, gated side access to the rear garden and featuring an attractive planted flower border in front of the bay window.

Overview

- A Charming Three Bedroom Double Detached Family Home in a Highly Desirable Shifnal Address
- Downstairs Cloakroom, Extensive Lounge
- Inner Hallway extending to a Study and a Great Storage Facility
- Fabulous Open Plan Dining Kitchen/Family Room and Separate Utility
- Main Bedroom with Ensuite Shower Room, two Further Double Bedrooms and Family Bathroom
- Gas Central Heating and Double Glazing
- Generous Driveway Providing Off Road Parking
- Secluded Private Rear Garden
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ACCOMMODATION A tiled overhang porch with lighting and a solid oak Entrance Door gives access to: **ENTRANCE HALL** Having wood parquet effect flooring continuing along to the Inner Hallway and Study, along with a side aspect window, radiator, ceiling light points, stairs to the first floor, and a glazed panelled door opening into **LOUNGE** A perfect family room of generous proportions and tastefully decorated with lots of space to relax, unwind and watch favourite movies. Natural light beams in through a deep bay window overlooking the front of the property, flooring is laid to cosy carpet, two radiators create warmth and there's ample illumination with two ceiling light points as well as two wall light points. A whole wall is also dedicated to a range of built in storage cupboards with down lighting, shelving and lots of space to house a good sized t.v. There's also an open fireplace not currently in use but it's ideal for a log burner to be fitted. **DOWNSTAIRS CLOAKROOM** Having a Vinyl floor covering, ceiling light point, extractor fan, and a neutral modern suite comprising of a vanity unit with inset hand wash basin and a W.C. **INNER HALLWAY EXTENDING TO THE STUDY** Having a side aspect window and most useful built in shoe storage. **STUDY** Located to the rear of the Inner Hall having a column radiator, down lighting, a full length rear aspect window and a door opening into a very deep and useful understairs storage cupboard. Heading back to the rear of the Lounge, glazed panelled doors open into the **OPEN PLAN DINING KITCHEN/FAMILY ROOM** With plenty of space for a large grand family dining table and chairs to sit alongside the full width bi fold doors opening onto a terrace in the secluded rear garden, and featuring a lantern roof flooding the kitchen with an abundance of natural light. The whole of the kitchen is laid to wood Parquet effect flooring and two modern column radiators provide warmth. There's also space to sit and read a good book by the side aspect garden window having a pendant light above and down lighting providing illumination to the remainder of the kitchen. An extensive range of base and eye level cupboards incorporating soft close drawers, a pan drawer, larder unit and a pull out waste bin, all tastefully painted in a modern colour palette with contrasting butchers block work surfaces wrapping around to an informal breakfast dining space and there's a one and a half bowl ceramic sink and drainer, induction hob with extractor over, an integrated dishwasher, fridge/freezer and a double Pyrolytic self clean oven with microwave. **UTILITY ROOM:** With a side aspect part glazed door to the garden, quarry tiled flooring, ceiling light point, loft access hatch, counter top with space and plumbing beneath for washing machine and dryer, wall mounted cupboard housing a new Combi gas central heating boiler.





A carpeted staircase rises from the entrance hall to a **SPLIT LANDING** - Having a side aspect stairhead window, carpet, access to part boarded loft with ladder, door to built in cupboard. **MAIN BEDROOM** Having a frontal aspect overlooking the wonderful Shropshire countryside through an attractive bay window and featuring built in wall shelving, ceiling light, two wall light points, radiator, carpet, a built in overstairs shelved cupboard and a door opening into **ENSUITE SHOWER ROOM** Having a frontal aspect privacy window, an opening skylight window giving plenty of natural light, a chrome heated towel rail, down lighting, laminate tiled flooring and being beautifully appointed with a contemporary suite having a fully tiled shower enclosure and a rainhead shower with a hand held attachment, vanity unit inset with hand wash basin, mirrored wall cabinet having low level lighting and wiring within for a shaver point, **W.C.** **BEDROOM TWO** Having an aspect overlooking the rear, radiator, ceiling light and carpet. **BEDROOM THREE** Also having an aspect over the rear garden, a radiator, ceiling light and carpet. **FAMILY BATHROOM** Impressive and beautifully appointed with down lighting, a skylight giving an abundance of natural light, extractor fan, heated towel rail, vinyl flooring, and a contemporary suite with a corner bath having a mixer tap, a fixed rainhead shower with hand held attachment, shower screen, vanity unit inset with hand wash basin, mirrored wall cabinet with low level lighting and having wiring within for shaver point, **W.C.**

REAR GARDEN A wonderfully tranquil garden screened to the boundary with fence panelling giving privacy and laid out with colourful well stocked perennial flower beds and borders, a perfect place to sit and relax or enjoy family time playing games on the good sized lawn which is approached through a metal picket gate and fencing from a paved terrace having two sensed wall lights providing a great al fresco dining space and a delightful side aspect garden features low level planted walling forming a delightful setting alongside the property. A **GARDEN ROOM** Constructed of concrete clad with attractive brickwork and a UPVC fascia sits to the rear of the garden having two sections within offering a tool shed as well as an excellent storage facility. A cold water tap and a useful external electric socket are also housed within the patio area. **SHROPSHIRE COUNCIL TAX**



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