

8 Larch Grove, Shifnal, Shropshire. TF11 8FJ

A Handsome Four Bedroom Detached Family Home of substance with a perfect balance of space and practicality to suit today's modern lifestyle. The property sits on a desirable corner position within a select development of luxury homes on the rural fringe of popular Shifnal, a fantastic location for families with children's play parks and countryside walks nearby for all the family to enjoy as well as easy access to local schools and the great choice of amenities within this vibrant historic Shropshire town centre. 8 Larch Grove offers a superb layout of thoughtfully designed living accommodation radiating light and space arranged over two floors with a perfect blend of rooms for relaxing, dining and remote working and there's also plenty of storage for all the family. A spacious Entrance Hall welcomes you complete with a Downstairs Cloakroom along with access into a gorgeous and inviting Lounge where you can unwind and relax or gather with family and friends. Just off the hallway there's a further reception room currently in use as a Children's Playroom but for those working from home it could be a perfect Study and a wonderful Open Plan Living/Dining Kitchen offers even more living and entertaining space with the benefit of a separate adjacent Utility Room. Upstairs across the first floor landing you will find a Main Bedroom that boasts a beautifully appointed chic En Suite and there are three further Double sized bedrooms served by a lovely well appointed Family Bathroom. Furthermore this wonderful property boasts Double Detached Garaging and Driveway Parking. Commuters will also appreciate a station in Shifnal with train services running to Shrewsbury, Birmingham and beyond as well as Junctions 3 and 4 of the M54 only being a short travelling distance.

ACCESS

The property sits within a desirable paved cul de sac with a pleasing outlook and a tarmac driveway running alongside the house to the detached garaging and rear garden gate. A well kept lawn and an attractive herbaceous border wraps around the further side of the property and a paved pathway proceeds to the front entrance door with lighting alongside giving evening illumination.

Overview

- An Impressively Spacious Four Bedroom Detached Family Home on a Generous Corner Position Within a Select Development of Modern Stylish Properties
- Downstairs Cloakroom
- Two Reception Rooms
- Open Plan Living/Dining Kitchen with a Separate Utility Room
- Main Bedroom with En Suite and Three Further Doubles served by a Well Appointed Family Bathroom
- Gas Central Heating and Full Double Glazing
- Enclosed Private Rear Garden, Detached Garage and Driveway Parking







ACCOMMODATION

A part glazed composite Entrance Door opens into:

ENTRANCE HALL Of generous proportions accommodating a staircase and adorned with fabulous floor tiling which continues into the cloakroom, two ceiling lights, radiator, a built in storage cupboard providing a great space to hang outdoor clothing, and two separate doors on the left, one being a solid door and the further door is part glazed, opening into the open plan living/dining/kitchen. There's also access into the Children's Playroom/Study, Lounge, Utility Room and

DOWNSTAIRS CLOAKROOM Having a side aspect window, radiator, ceiling light, tiled flooring and a suite comprising of a pedestal hand wash basin and

W.C. CHILDREN'S PLAYROOM/STUDY Overlooking the frontal aspect attractively laid with wood effect Amtico flooring and having a radiator and ceiling lighting.

LOUNGE A spacious and inviting room enjoying a triple aspect letting in plenty of natural light, flooring laid to carpet, two ceiling lights and French doors framing the rear garden aspect.

OPEN PLAN LIVING/DINING/KITCHEN Sitting to the rear of the hallway this delightful room benefits from an outlook over the front and rear garden aspects with good sized windows filling the room with plenty of natural daylight, and within the Living/Dining Area two radiators create a cosy feel whilst relaxing on comfy sofas or enjoying family meals around the dining table. The Kitchen is most attractively laid with Amtico flooring, down lighting provides evening illumination along with lighting beneath the wonderful array of stylish soft close drawers and cupboards topped with gorgeous sleek silestone work surfaces, upstands and a splashback extending behind the six ring gas hob with an extractor over incorporating lighting. There's also a one and a half bowl stainless steel sink and drainer as well as integrated appliances including a fridge/freezer, double oven and a dishwasher. The combi gas central heating boiler is also housed discreetly in a wall mounted cupboard.

UTILITY ROOM Sitting adjacent to the kitchen this room is also well appointed with Amtico flooring, ceiling lighting, radiator, extractor fan, matching eye level and base cupboards topped with silestone surfaces having upstands incorporating a stainless steel sink with a flexible mixer tap, and beneath the counter top there's space and plumbing for a washing machine and a clothes dryer.

An imposing carpeted spindled staircase rises to a

SPLIT FIRST FLOOR LANDING - Having radiator, ceiling light, access hatch to a half boarded loft and a shelved airing cupboard housing a hot water cylinder.

MAIN BEDROOM

On entering into this well designed tastefully appointed room a dressing area complete with an array of fitted wardrobes benefits from having plug sockets within, a most useful addition for the use of hairdryers or further appliances. Moving on into the main area of the room which overlooks the front of the property, the flooring is laid to cosy carpet, there's a radiator giving warmth, ceiling lighting and a door giving access into the

EN SUITE SHOWER ROOM

Overlooking the side aspect with a privacy window and featuring Amtico flooring, attractive Metro style wall tiling, ceiling light, an extractor fan, heated towel rail and a suite comprising of a shower enclosure with thermostatic shower over, pedestal hand wash basin and W.C.

BEDROOM TWO

Having two frontal aspect windows, flooring laid to carpet, a radiator, ceiling light, a built in cupboard as well as a range of wall to wall high gloss fitted wardrobes giving plenty of storage.

BEDROOM THREE

Overlooking the rear aspect and having flooring laid to carpet, ceiling light and radiator.

BEDROOM FOUR

Having a dual aspect, carpet, ceiling light, radiator and a door opening into a large built in storage cupboard.

FAMILY BATHROOM

Having a rear aspect privacy window, attractive Amtico flooring and wall tiling alongside the lovely deep bath with a mixer tap alongside and also having the benefit of a fully tiled shower enclosure, hand wash basin and W.C.

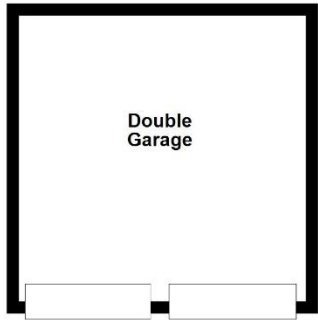
REAR GARDEN

A sizable garden mainly laid to lawn and well screened to the perimeter having walling topped with fencing to the roadside and further fence panelling giving privacy to enjoy al fresco dining on the patio or leisure time with the family. Raised timber planters created with seating between offers a perfect place to sit and watch the younger family members playing on the lawn. There's also PIR security lighting within the garden as well as a cold water tap and a garden gate opening onto the driveway giving access to the

DOUBLE GARAGING Of brick construction with a tiled roof, two up and over doors, power, lighting and down lighting along the external walls providing evening illumination.

SHROPSHIRE COUNCIL TAX BAND E EPC RATING: B DIRECTIONS: From the centre of Shifnal take Aston Street which becomes Aston Road and follow the road down to the mini island taking the second exit into Coppice Green Lane and turning second left into Alder Road and left into Larch Grove. Follow the road along where the property sits on a right hand corner position. **SAT NAV POST CODE: TF11 8FJ**





Total area: approx. 158.6 sq. metres (1706.8 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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