

37 Botfield Road Shifnal TF11 8ER

A Modernised Deceptively Spacious Three Bedroom Property nestled within an end of terrace position close to the heart of charming Shifnal, a delightful historic Shropshire town with its excellent choice of amenities and highly regarded local schools. The property boasts a wonderful cosy interior with light filled rooms decorated in a modern colour palette and as you step inside leading off the entrance hall you will find an inviting Dining Room with lots of space for a large table to sit and enjoy family culinary delights as well as a most welcoming Lounge to the rear of the house featuring an original open fireplace and French doors to the good sized rear garden where you can enjoy al fresco dining and family gatherings. Stepping down from the lounge a well appointed Kitchen having a most useful walk in pantry, connects to a Utility Room as well as a Downstairs Cloakroom, so convenient for visiting guests. Upstairs two double bedrooms and a good sized single sit alongside the well appointed Family Bathroom. Communications are also particularly convenient with rail services running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston along with Junctions 3 and 4 of the M54 being only a short driving distance away.

ACCESS The property is approached through a wrought iron wicket gate from the roadside and hedging giving privacy, with a paved pathway to the front door bordering a lawn and a Driveway to the side of the garden giving parking as well as gated access to the rear garden.

Overview

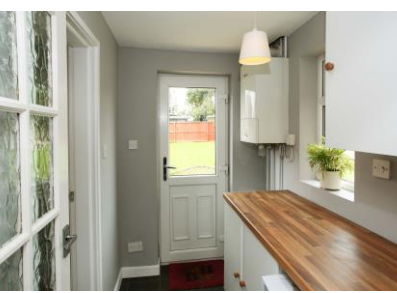
- Deceptively Spacious Modernised Three Bed End of Terrace Property with Driveway Parking and a Generous Rear Garden
- Close to Local Schools and Everyday Amenities
- Two Reception Rooms
- Good Sized Kitchen Connecting to a Separate Utility Room and a Downstairs Cloakroom
- Two Double Bedrooms, a Good Sized Single along with a Family Bathroom
- Double Glazed Throughout and Combi Gas Central Heating

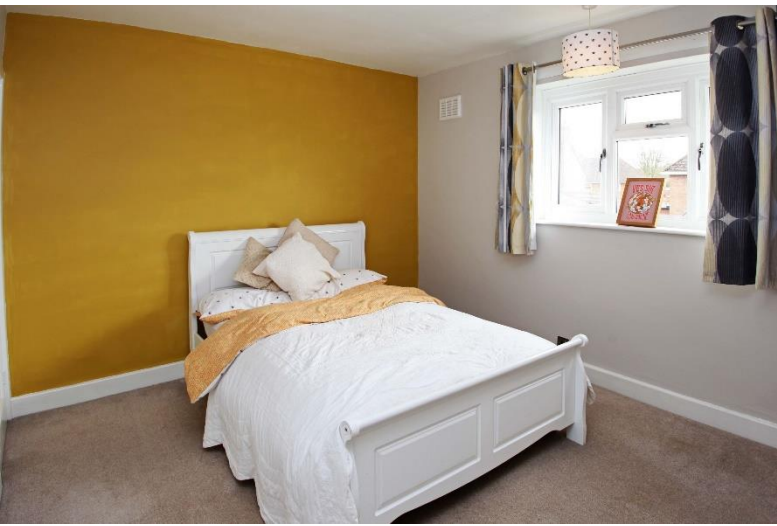
ACCOMMODATION A UPVC entrance door with lighting to the side opens into **ENTRANCE HALL** Having a side aspect window, stairs to the first floor, radiator, ceiling light point and attractive wood effect flooring continuing through to the **DINING ROOM** A lovely light and bright room overlooking the front garden and most attractively decorated as well as having a feature fireplace, radiator and ceiling light point. **LOUNGE** Enjoying a rear garden aspect with double opening French doors leading to the patio creating a great indoor/outdoor space for summer dining, with the focal point of the room being an open feature fireplace having a wooden lintel over and a slate hearth. Flooring is laid to carpet, two ceiling light points give evening illumination and there's also a radiator giving warmth. A door from the lounge and a step leads down to the **KITCHEN** Having a frontal aspect window, ceiling spotlights, radiator, a door to walk in **PANTRY** giving extra storage and having a side aspect window and lighting, furthermore the kitchen walls feature modern Metro tiling, flooring is laid to a slate tile which continues into the utility and downstairs cloakroom, and a great range of attractive base and eye level units with butchers block work surfaces incorporate a double Belfast sink with a mixer tap over and there's also space for an Aga 64 Series cooker with two electric ovens and a six gas burning hob, in addition there's space for an upright fridge/freezer and a glazed panelled door leads to the **UTILITY ROOM** A good sized room having a ceiling light point, a butchers block counter top with storage cupboard beneath as well as space for a washing machine and dryer and there's also a wall mounted Combi gas central heating boiler along with a door to **DOWNSTAIRS GUEST CLOAKROOM** Having a radiator, side aspect window, ceiling light point, and a suite comprising of a corner hand wash basin, W.C.

A wide turning staircase with carpet rises to **FIRST FLOOR LANDING** Having a stairhead window, ceiling light point, shelved airing cupboard, carpet and access hatch to the loft providing a good storage space. **BEDROOM ONE** A double sized bedroom overlooking the rear aspect and having ceiling light point, radiator, carpet and a built in cupboard. **BEDROOM TWO** A single sized bedroom overlooking the frontal aspect and having ceiling light point, radiator, carpet and a built in cupboard. **BEDROOM THREE** A further double sized bedroom also overlooking the frontal aspect and having ceiling light point, radiator, carpet and a built in cupboard. **FAMILY BATHROOM** Having a rear aspect window, slate tiled floor, heated towel rail, and a suite comprising of a panelled bath with a screen and attractive wall tiling to the surround, a fixed rain head shower

REAR GARDEN A generous garden enjoying a sunny aspect with a good sized paved patio offering ample space for family barbeques and steps leading up to a generous lawn. A timber shed to the side of the property offers a good storage facility and a cold water tap as well as a water butt are also housed within the patio area. **SHROPSHIRE COUNCIL TAX BAND B DIRECTIONS; SAT NAV POST CODE: TF11 8ER**







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

Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ

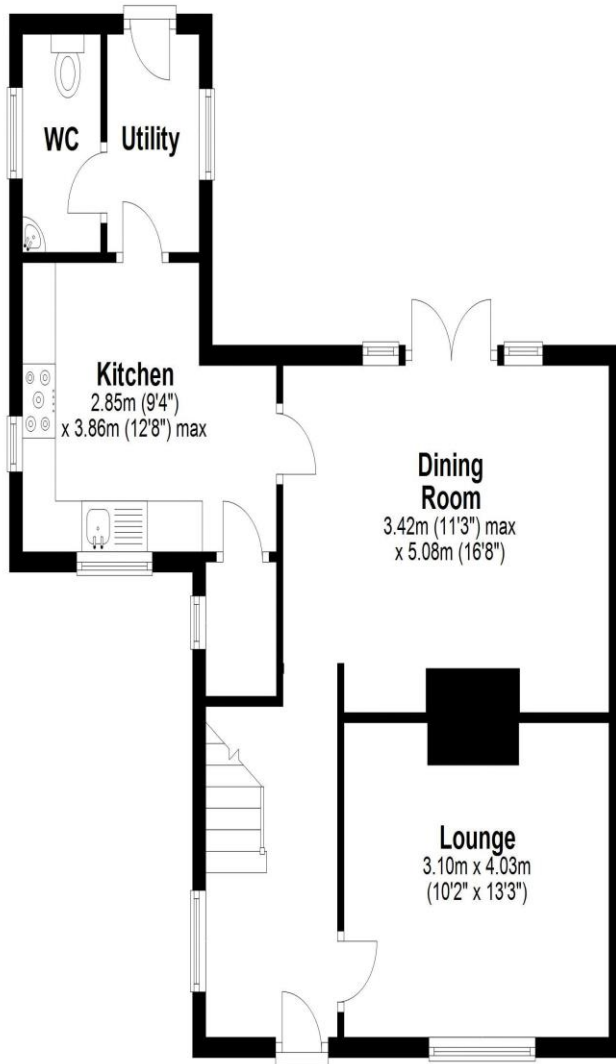


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



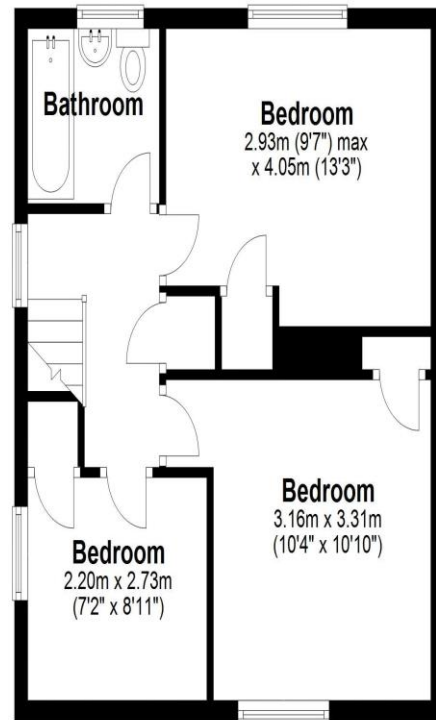
Ground Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 95.1 sq. metres (1023.9 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!

01952 460000

Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



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