

## 22 Wesley Crescent Shifnal TF11 9AG

An Extended Three Bedroom Semi Detached Family Home of good proportions with the benefit of NO UPWARD CHAIN and lots of potential to personalise the property by sprucing it up and putting your own stamp on it. 22 Wesley Crescent is conveniently positioned only a short distance from the centre of Shifnal, a charming Shropshire town with a rich history and a great community spirit, hosting many events in the village hall as well as a traditional annual fair, carnival and a Christmas market. We think its an ideal location for families with local schools nearby as well as a wide selection of amenities including independent shops, cafes, restaurants and bars along with dental and medical practices. The property offers good sized rooms arranged over two floors with an Entrance Porch welcoming you into the Entrance Hall taking you into the spacious Lounge/Dining Room radiating light from a bay window, handy access into the Kitchen, as well as the second reception room/Family Room/Home Office. Just off the kitchen there's also a downstairs cloakroom along with a door into the spacious integral garage. Upstairs three good sized bedrooms sit alongside the spacious family bathroom. Travel links are also well catered for having rail services running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston as well as the M54 being easily accessible via Junctions 3 and 4.

**ACCESS** The property sits back behind a frontage and a driveway laid to concrete and decorative gravel along with an integral garage.

## Overview

- An Extended Three Bedroom Semi Detached Family Home with the Benefit of NO UPWARD CHAIN
- Within Easy Reach of Local Schools, Amenities and Road and Rail Links
- Spacious Accommodation with great potential to create a Delightful Family Home
- Open Plan Lounge/Dining Room as Well as a Family Room/Home Office with Rear Garden Access
- Downstairs Cloakroom and a Well Appointed Kitchen having lots of Storage Cupboards

**ACCOMMODATION** A UPVC Entrance Porch and a timber panelled Entrance Door gives access into the **ENTRANCE HALL** Having a staircase to the first floor, radiator, ceiling light, a deep understairs storage cupboard and doors to the lounge/dining room and kitchen. **LOUNGE/DINING ROOM** Having a deep bay window overlooking the frontal aspect, carpet, ceiling light point, radiator, fireplace with a timber surround and open access through into the **DINING AREA** Having a radiator, ceiling light point, a timber door opening into the kitchen and a sliding door into the **SECOND RECEPTION/FAMILY ROOM/HOME OFFICE** With wood effect flooring, natural light beaming in from a roof light window and French doors opening onto the rear garden overlooking a delightful tree lined aspect. **KITCHEN** Well equipped with an array of white contemporary cupboards with contrasting work surfaces extending along both sides of the kitchen giving ample storage as well as a countertop providing a breakfast dining area and the walls are finished with attractive tiling. Flooring is also laid to tiling and there's a radiator giving warmth, two ceiling lights, a roof light window, space and plumbing for a washing machine, dryer, dishwasher and fridge/freezer along with a Countrychef range style cooker having an eight-ring gas hob and a double electric oven beneath. Furthermore, there's a wall mounted Combi gas central heating boiler and a sink and drainer sitting beneath a window overlooking the delightful rear garden aspect. Leading off the kitchen a door opens into the **DOWNSTAIRS CLOAKROOM** - With tiled flooring, ceiling light, a privacy window, wall mounted hand wash basin and W.C.

A carpeted staircase rises from the entrance hall to **FIRST FLOOR LANDING** - Having a stairhead privacy window, ceiling light, storage cupboard housing the hot water cylinder, ceiling hatch to a boarded loft giving lots of storage space along with a window letting in natural light. **BEDROOM ONE** Overlooking the frontal aspect and having a radiator, ceiling light and a built-in wardrobe. **BEDROOM TWO** Overlooking the rear aspect and having a radiator, ceiling light and a built-in cupboard. **BEDROOM THREE** Overlooking the frontal aspect and having a radiator, ceiling light and a built-in cupboard. **FAMILY BATHROOM** Of good proportions and having a privacy window overlooking the rear aspect, attractively tiled walls and flooring, down lighting and a suite comprising of a panelled bath as well as a shower enclosure with electric shower over, pedestal hand wash basin and W.C.

**REAR GARDEN** Enjoying a wonderful outlook from the balustraded timber decked dining area towards a tree lined aspect and Wesley brook. Stepping down from the patio a sizable lawn bordered with fence panelling giving privacy makes it an ideal garden for family gatherings during the warmer seasons. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: E DIRECTIONS:** From the centre of Shifnal take Church Street and continue along taking the first turning left into Vicarage Drive. Follow the road down turning left onto Wesley Crescent where the property sits on the left-hand side of the road. **SAT NAV POST CODE: TF11 9AG**







## 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

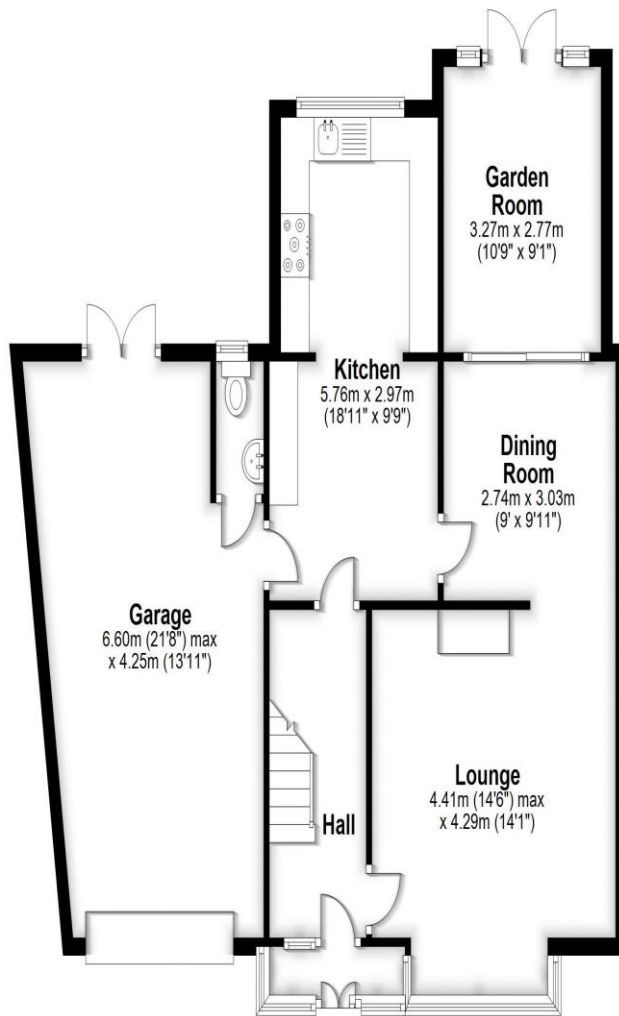
Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)  
4 Broadway, Shifnal, TF11 8AZ



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

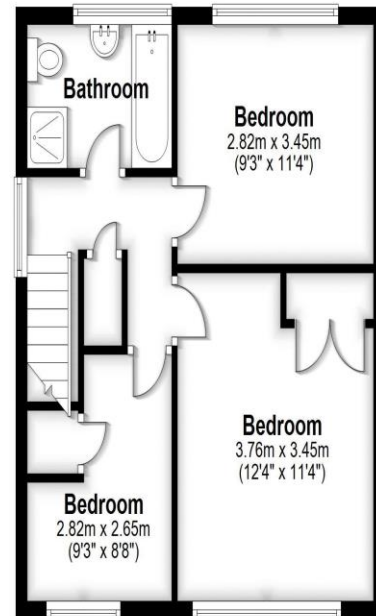
## Ground Floor

Approx. 86.6 sq. metres (932.1 sq. feet)



## First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 127.1 sq. metres (1368.2 sq. feet)

For illustrative purposes only. Not to scale  
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