

## 68 Shrewsbury Fields Shifnal TF11 8AN

An Attractive Two Bedroom Detached Bungalow nestled within a quiet cul de sac in the heart of Shifnal with the benefit of **NO UPWARD CHAIN** and an Integral Garage as well as Driveway Parking. This perfect location is only minutes away from a great choice of independent shops, cafes, restaurants, bars, a post office and a dental practice along with a medical centre in this delightful Shropshire town. There's also a strong community spirit within Shifnal, hosting many social events in the village hall throughout the year as well as an annual fair in the town, carnival and a Christmas market. 8 Shrewsbury Fields has been lovingly cared for over the years but would now benefit from some cosmetic improvement, yet offers masses of potential for a new owner to personalise the property and create their wonderful home. Stepping into the entrance porch you are greeted into a light and bright comfortable Lounge complete with a modern electric fire creating a cosy glow for winter evenings and there's also access into a single bedroom with the further accommodation flowing off an Inner Hallway offering a double sized bedroom boasting lovely fitted furniture, a House Bathroom as well as an attractively appointed Kitchen connecting to a fabulous heated Conservatory overlooking the tranquil rear garden. Road and rail links are also particularly convenient with rail services running from Shifnal to Shrewsbury, Birmingham and onwards to London Euston along with easy access to the M54 and motorway networks.

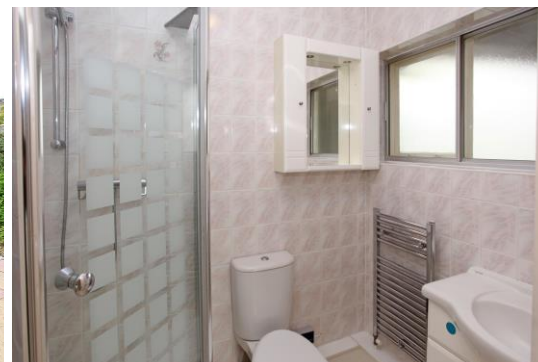
**ACCESS** The property sits behind an attractive front garden well designed and laid to decorative gravel and paving giving ease of maintenance with a paved driveway to the integral garage.

## Overview

- A Splendid Opportunity to Acquire a Delightful Two Bedroom Detached Bungalow of Good Proportions
- Perfectly Situated Within a Select Cul de Sac Only a Short Distance to all the Excellent Amenities That Shifnal Has to Offer
- A Lovingly Cared for Property but now Requiring a New Owner to Put Their Stamp on It
- A Light, Bright and Spacious Lounge with a Single Bedroom Leading Off

**ACCOMMODATION** A UPVC Entrance Porch with a UPVC entrance door gives access to the **LOUNGE** A lovely light and bright room overlooking the frontal aspect and featuring a modern electric fire, radiator with shelf above, two ceiling light points, carpet, coved ceiling, dado rail, a door to the **Inner Hallway** as well as a door to a **SINGLE BEDROOM** Overlooking the frontal aspect and having carpet, ceiling light, radiator and overbed cupboards with wardrobes to the sides. **INNER HALLWAY** With natural light shining in through a high level fan light window and an attractively tiled effect floor which continues through into the bathroom and kitchen, a vertical loft access hatch, a glazed door to the integral garage, and access into the main bedroom as well as the bathroom. **KITCHEN** Well appointed with white modern cupboards including a glazed display cupboard, ample marble effect counter space inset with a sink and drainer, walls adorned with attractive tiling, a four ring gas hob with extractor over and an electric oven with grill beneath. There's also an integral fridge and freezer as well as a glazed door into the heated **CONSERVATORY** Of UPVC construction with top opening windows, carpet, radiator, power, light and double doors opening onto the rear garden. **MAIN BEDROOM** Overlooking the rear garden aspect and having radiator, carpet, ceiling light point, and fitted with a suite comprising of overbed cupboards, bedside tables, a cupboard with drawers and a wardrobe with shelving. **BATHROOM** Having a bi fold door giving access, a privacy window overlooking the garage, chrome heated towel rail, extractor fan, ceiling light, most attractively tiled walls, and a suite comprising of a vanity unit inset with hand wash basin and a cupboard as well as drawers beneath, corner shower cubicle having a thermostatic shower over, **W.C.** along with open access to the wall mounted Combi gas central heating boiler.

**REAR GARDEN** Lovingly created by the former owners with well stocked flower beds and borders forming a picturesque setting which further complements the property. The garden is laid with paving and decorative gravel providing areas to enjoy and sit with a cup of tea, have a bite to eat or just relax, and a fence panelled perimeter gives privacy. **INTEGRAL GARAGE** Of brick construction and having power, lighting, an electric roller shutter door, cold water tap, built in cupboards with a sink and drainer, space and plumbing for a washing, and a part glazed door to the rear garden. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: DIRECTIONS:** From Fields of Shifnal in Broadway proceed along Shrewsbury Road which is situated directly opposite our office, turn first right into Shrewsbury Fields where the property sits at the end of the road, identified by our For Sale Board. **SAT NAV POST CODE: TF11 8AN**







## 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**

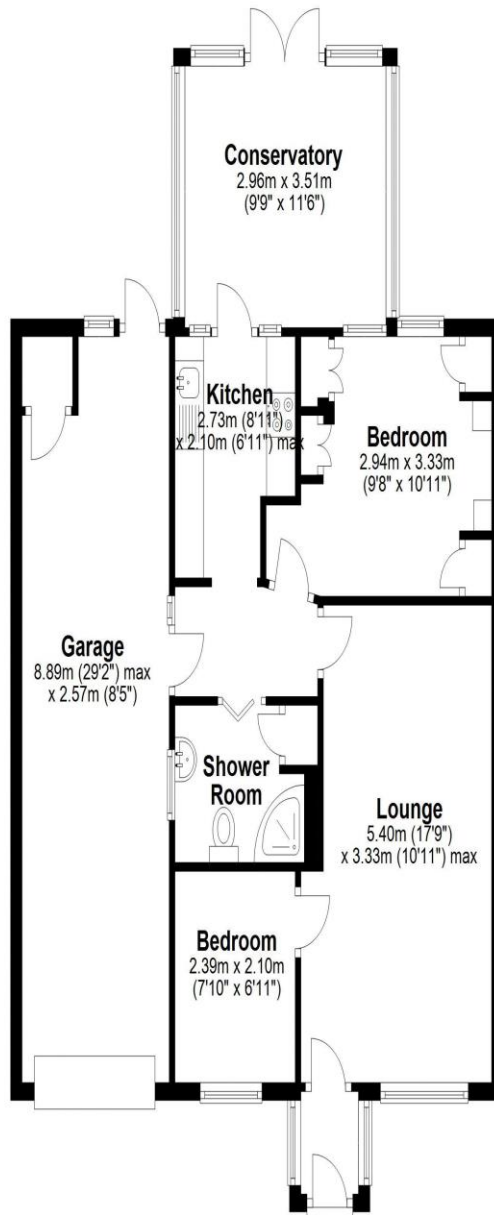
Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)  
4 Broadway, Shifnal, TF11 8AZ



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. 86.7 sq. metres (932.9 sq. feet)



Total area: approx. 86.7 sq. metres (932.9 sq. feet)

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