

20 Lodge Close Shifnal TF11

A Well Positioned and Extended Three Bedroom Semi Detached Home with NO UPWARD CHAIN set within a quiet Shifnal cul de sac, a great location with a primary school just a stone's throw away, further schooling close by as well as a wonderful choice of amenities in this delightful town centre with its great community spirit hosting a traditional annual fair and carnival as well as a Christmas market. This family home also enjoys a fabulous rural outlook over the Shropshire countryside from the rear aspect and benefits from having a One Bedroom Self Contained Annexe offering extra accommodation, ideal for an extended family. 20 Lodge Close welcomes you into an Entrance Hall having access into the Annexe along with the dual aspect Lounge which connects to a further reception room extending into the Kitchen. Just off the lounge a good sized Inner Hallway accommodates a staircase to the Upper Floor Three Bedrooms and a Family Bathroom. A generous rear garden provides a perfect space for dining and family outdoor activities, whilst the front of the property offers driveway parking. Commuters will also appreciate the location being within easy reach of the M54 motorway networks at Junctions 3 and 4 along with rail services running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston.

ACCESS The property sits behind a lawned and paved front garden with a tarmac driveway alongside giving parking and gated side access to the rear garden.

Overview

- Extended and Deceptively Spacious Three Bedroom Semi Detached Family Home with the Benefit of Having No Upward Chain and a Self Contained One Bedroom Self Contained Annexe
- Well Positioned in a Quiet Shifnal Cul de Sac with a primary school within walking distance and further schooling close by as well as Shifnal's Amenities Just Minutes Away
- Lounge/Dining Room
- Rear Aspect Kitchen Overlooking a Wonderful Rural Open Aspect
- Spacious Inner Hallway with a

ACCOMMODATION A UPVC front door opens into the **ENTRANCE HALLWAY** With a side aspect window, wood effect high quality vinyl flooring, radiator, ceiling light and a door giving access to the **SELF CONTAINED OPEN PLAN ONE BEDROOM ANNEXE** (Having been created from the previous Garage space) Except for the bathroom having a door. **LIVING/BEDROOM** with **KITCHENETTE** Having a front aspect window, vinyl flooring, radiator, ceiling lighting and **Kitchenette** area - With a base storage cupboard having a work surface, wall mounted shelving, space for a fridge, ceiling lighting and there's a **BATHROOM** - With ceiling lighting, a corner shower enclosure, electric shower, wall mounted hand wash basin and a **W.C.** **LOUNGE/DINING ROOM** Enjoying a dual aspect, laid with high quality vinyl flooring and having two radiators, two ceiling light points, and door to the Inner Hallway as well as the **Kitchen**. French doors also open into the **KITCHEN** Extending along the rear of the property and enjoying windows overlooking a fabulous aspect over the countryside. The first part of the kitchen features contemporary wall tiling, ceramic tiled floor covering and is equipped with modern wall mounted and base cupboards topped with stylish butchers block style work surfaces having space and plumbing beneath for a dishwasher, washing machine, dryer and a fridge along with further floor space to house an upright fridge/freezer. The kitchen continues along where there's further eye level and base cupboards also topped with attractive work surfaces, contemporary wall tiling, and a four ring gas hob having an extractor fan over along with a further double cupboard providing further storage.

Just off the **LOUNGE** a door opens into the spacious **INNER HALLWAY** - Having a radiator, ceiling lighting, cloaks hanging space, carpet and there's lots of storage space. A carpeted, turning staircase also rises to the **FIRST FLOOR LANDING** - Having an airing cupboard, loft access hatch and an airing cupboard housing the Combi gas central heating boiler. **BEDROOM ONE** Enjoying a perfect rear aspect over the countryside and having carpet, ceiling lighting, radiator and a t.v. aerial point. **BEDROOM TWO** Overlooking the frontal aspect and having carpet, ceiling lighting, radiator and a t.v. aerial point. **FAMILY BATHROOM** Having a privacy window, tiled effect vinyl flooring, wall tiling, radiator, ceiling lighting and a suite comprising of a panelled bath with mixer tap, a rainhead shower over with a hand held attachment and a shower screen along with a vanity unit inset with hand wash basin and a **W.C.**

REAR GARDEN Laid out with hedging and fencing to the perimeter giving privacy, a central flat lawn and a paved and gated side access. There's also a cold water tap housed within the garden and a timber shed giving storage. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: D DIRECTIONS:** From the centre of Shifnal, take Park Street and Wolverhampton Road, turning right into Park Lane, then third right into Brimstree Drive and first left into Lodge Close where the property can be identified by our For Sale Board. **SAT NAV POST CODE: TF11 9PU.**







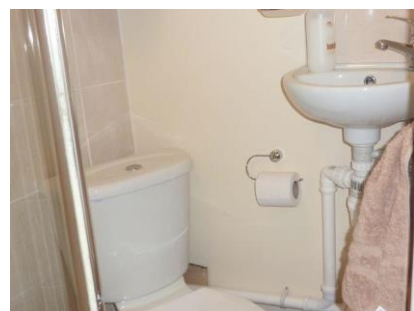
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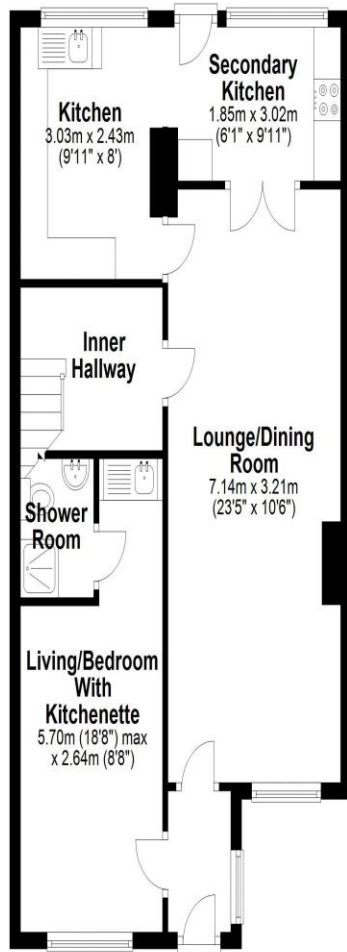
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

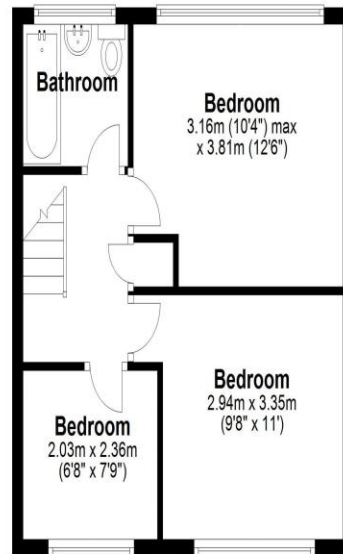
Ground Floor

Approx. 61.1 sq. metres (658.0 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



Total area: approx. 97.4 sq. metres (1048.9 sq. feet)

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