

## 52 The Lindens Shifnal TF11 8AB

A Wonderful Opportunity to Acquire a Splendid Two Bedroom Semi Detached Bungalow in a sought after Shifnal Cul de Sac with the benefit of No Upward Chain, a lovely private rear garden and ample driveway parking as well as a detached garage. The property oozes potential for a new owner to spruce it up, and settle in to enjoy this delightful home, which is conveniently located just minutes away from the town centre of this vibrant and popular Shropshire town with its great choice of amenities along with medical and dental practices. 52 The Lindens offers an Entrance Hall running through to the comfortable Lounge/Dining Room connecting to a modern Kitchen and the Verandah. Sleeping arrangements are also well served with Two good sized bedrooms sharing a wonderfully appointed stylish contemporary Wet Room/Bathroom. Furthermore the property is also well placed for road and rail networks with a station in Shifnal giving connections to Shrewsbury, Birmingham and beyond to London Euston along with the M54 being easily accessible at Junctions 3 and 4.

**ACCESS** The property sits behind a gravelled frontage with a gated driveway proceeding along beneath a covered car port to a detached garage and access to the rear garden.

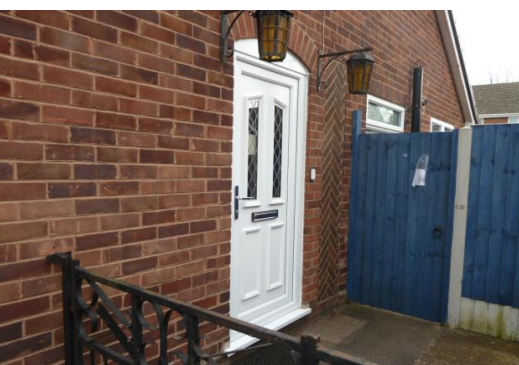
## Overview

- A Well Proportioned Two Bedroom Semi Detached Bungalow in a Quiet Shifnal Cul de Sac
- Just minutes away from the town centre and within easy reach of road and rail networks
- Low maintenance front garden, delightful private rear garden, ample driveway parking and a detached garage
- Spacious Lounge/Dining Room with convenient access into the Modern Kitchen and Conservatory

**ACCOMMODATION** A UPVC Entrance door with lighting alongside opens into: **ENTRANCE HALL** Having down lighting, carpet, radiator and access into all rooms. **LOUNGE/DINING ROOM** Having two ceiling lights, carpet, an elegant fireplace housing a coal effect gas fire, full height windows with two top openers and a part glazed timber door to the **KITCHEN** With a dual aspect over the side of the property and the rear garden, ceiling spotlights, loft access hatch, tiled walls, attractive wood effect vinyl flooring, radiator, a wall mounted cupboard housing a Baxi gas central heating boiler and an array of modern eye level and base cupboards topped with marble effect work surfaces and upstands incorporating a one and a half bowl stainless steel sink and drainer, a four ring gas hob with extractor over having lighting within, a single electric oven and there's space and plumbing for a washing machine along with access into the **VERANDAH** Of UPVC construction with wood effect laminate flooring, power, a fluorescent light and double French doors opening onto the rear garden.

**BEDROOM ONE** Having an aspect over the front of the property, carpet, radiator, ceiling light and a loft access hatch. **BEDROOM TWO** Also overlooking a frontal aspect and having carpet, radiator, ceiling light. **WET ROOM/BATHROOM** Most attractively appointed with fully tiled walls, a modern wall mirror, wet room flooring, a thermostatic shower, chrome heated towel rail and a contemporary sleek and elegant vanity unit comprising of shelved cupboards, an inset hand wash basin with mixer tap and an enclosed flush W.C.

**REAR GARDEN** Fence panelled to the perimeter giving privacy and laid out with a paved dining patio bordered with attractive trees and perennials along with access into the rear of the garage. **DETACHED GARAGE** Of brick construction with timber doors, power and lighting. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: D DIRECTIONS: SAT NAV TF11 8AB** From Fields of Shifnal, in Broadway take Shrewsbury Road and at the roundabout take the second exit into Innage Road. Follow the road along turning first right into The Lindens and continue around where the property sits at the far end of the cul de sac.

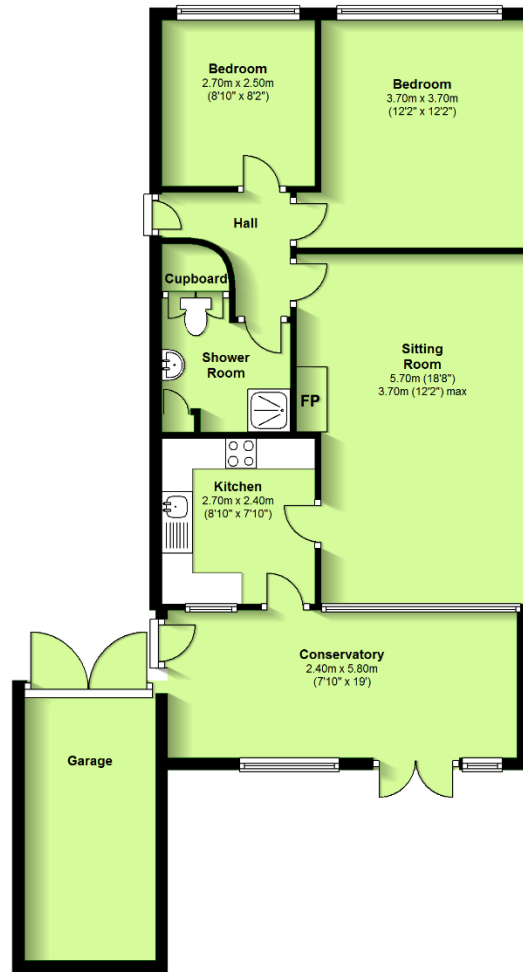






### Ground Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



Total area: approx. 57.7 sq. metres (621.3 sq. feet)  
52 The Lindens

## 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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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