

51 Springhill Shifnal TF11 8FA

A Most Attractive Four Bedroom Detached Home built in a traditional style with attention to detail, high quality appointments of modern luxury throughout, and the location within an exclusive development on the edge of delightful Shifnal is perfect for families with local schools nearby, eateries, shops and other amenities just minutes away in the town centre, and for those having to commute, the M54 is only a short drive and there's a rail station in Shifnal with trains connecting to Shrewsbury, Birmingham and onwards to London Euston. The smart and well designed interior begins with an Entrance Hall taking you into an appealing light and bright Lounge and there's a must have downstairs Cloakroom as well as a laundry facility tucked away just before the Kitchen which is a sheer delight, designed with an open layout perfect for family friendly dining and entertaining friends. An imposing staircase featuring a tall ceiling height above, rises to the upper floor which is equally impressive with a Principle Bedroom boasting an En Suite, along with two further double sized bedrooms, one of which is currently in use as a dressing room and a single bedroom offers a flexible space for a home office. There's also a beautifully appointed Bathroom for all the family to use. The private rear garden is appealing offering a perfect spot to dine al fresco, relax after a busy day as well as having a pleasing tree lined outlook. A driveway also sits alongside 51 Springhill running to the detached garage.

ACCESS The property is well positioned at the end of this cul de sac and set back behind a lawned and hedged frontage with a tarmac driveway giving access to the detached garage and a rear garden gate.

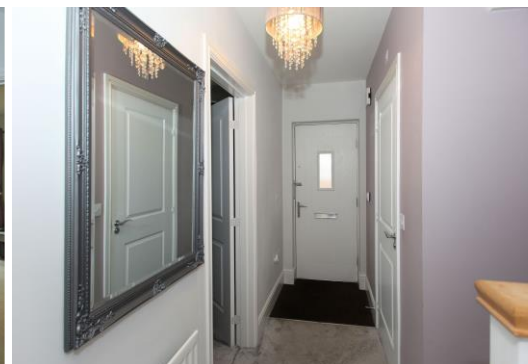
Overview

- An Impeccable Modern Four Bedroom Detached Home in a Prestigious Modern Development of Luxury Homes within Shifnal
- Great Location Close to Local Schools, Amenities and Well Connected for Commuting
- Luxurious flexible living accommodation, an impressive Rear Garden, Detached Garage and Driveway Parking
- Downstairs Cloakroom and an inviting spacious Lounge

ACCOMMODATION A composite entrance door having a glazed viewing panel and a traditional style tiled overhang porch above as well as a composite entrance door which opens into the **ENTRANCE HALL** - Laid with carpet inset with welcome matting, and having a radiator, ceiling light point, an understairs cupboard with lighting gives storage and there's a staircase to the upper floor along with a door to the **DOWNSTAIRS CLOAKROOM** Having privacy glazing overlooking the frontal aspect and stylishly appointed with high quality vinyl flooring, down lighting, a radiator, a W.C., and a corner hand wash basin. **LOUNGE** If you need space to unwind and relax this is the room, its laid to cosy carpet, there's ample space for comfy sofas, a radiator gives warmth, a ceiling light provides illumination and the aspect looks over the cul de sac. **OPEN PLAN DINING KITCHEN** With plenty of room for a large dining table to gather around with family and friends or spill out through the French doors into the garden. Downlighting and a ceiling light point over the dining table along with under cupboard lighting provides ample evening illumination, flooring is laid to high quality vinyl and the sleek high gloss contemporary cupboards with contrasting work surfaces really do catch the eye. In addition there's a one and a half bowl stainless steel sink and drainer, a four ring gas hob with soft close drawers beneath and an integrated electric oven, microwave, a fridge/freezer and dishwasher. Furthermore, just as you enter the kitchen a handy Utility facility with space and plumbing inside for a washing machine and dryer is also discreetly tucked away behind a door.

Above the imposing staircase which rises from the entrance hall to the upper floor, a tall ceiling height creates a feeling of space and on the turn of the stairs a window lets in plenty of natural light. The **FIRST FLOOR LANDING** is home to an airing cupboard housing a combi gas central heating boiler as well as giving access to a part boarded loft with ladder. **PRINCIPLE BEDROOM** Having glazing over the frontal aspect, ceiling lighting, radiator, flooring laid to cosy carpet and a door to the **EN SUITE** Having a side aspect privacy window, flooring laid to high quality vinyl, a chrome heated towel rail, extractor fan, down lighting and attractive wall tiling along with a contemporary suite comprising of a wall hung hand wash basin with a mixer tap, W.C., and shower enclosure with a thermostatic shower over. **BEDROOM TWO** Currently in use as a dressing room and having an aspect over the rear of the property, ceiling lighting, carpet and a radiator. **BEDROOM THREE** A further rear aspect bedroom having flooring laid to carpet, a radiator and ceiling lighting. **BEDROOM FOUR** Currently in use as a home office and having a frontal aspect, carpet, ceiling lighting and a radiator. **FAMILY BATHROOM** Having a side aspect privacy window, down lighting, a chrome heated towel rail, an extractor fan, flooring laid to high quality vinyl and a contemporary suite comprising of a panelled bath with screen and thermostatic shower over, W.C., and a wall hung hand wash basin.

REAR GARDEN The view from the house is delightful overlooking this well designed garden a perfect spot to enjoy al fresco dining on the patio overlooking a neat lawn, and decorative gravelled borders flanked with fence panelling giving privacy. A variety of perennials surround the garden and a pathway extends along to a secluded dining terrace framed with a timber pergola where you can sit and enjoy the last rays of sunshine. There's also a cold water tap within the garden and gated access to the driveway. **DETACHED GARAGE** Of brick and tiled construction with power, lighting and an up and over door. There's also useful storage space within the apex roof. We are informed that a Service Charge of £200 per annum is in place to Environmental Biology **SHROPSHIRE COUNCIL TAX BAND: D EPC RATING: B DIRECTIONS: SAT NAV POST CODE: TF11 8FA**







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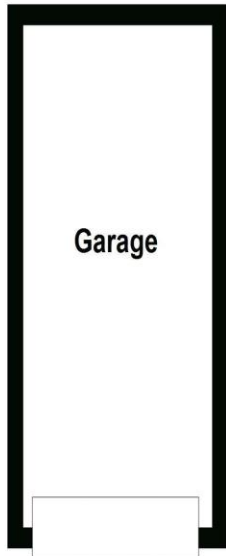
01952 460000

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



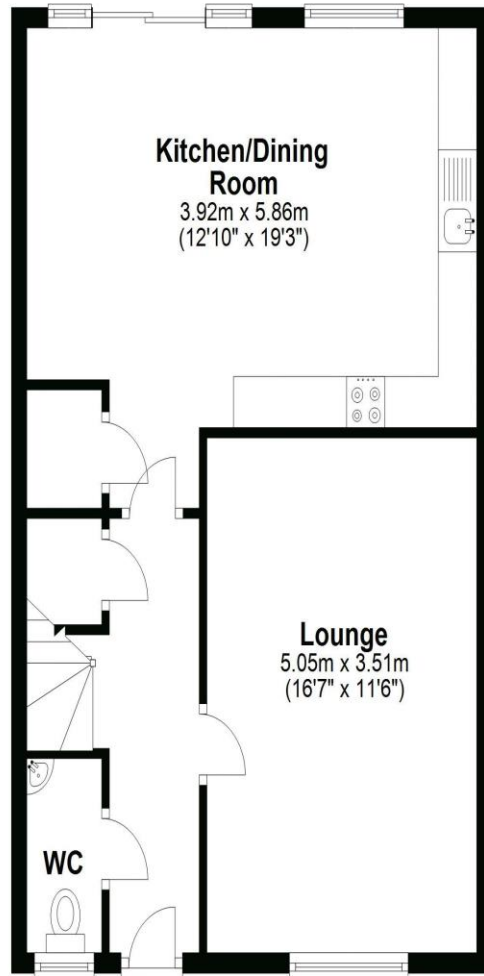
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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





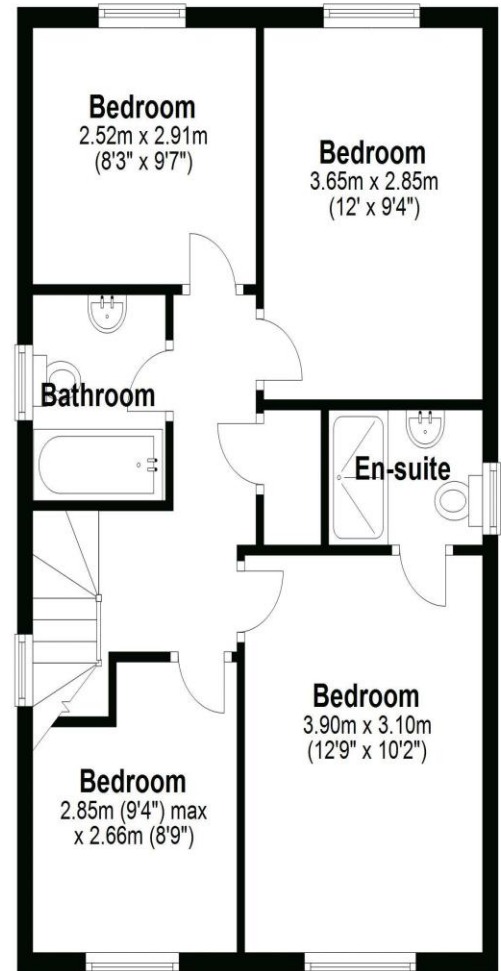
Ground Floor

Approx. 65.3 sq. metres (703.0 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.1 sq. feet)



Total area: approx. 118.5 sq. metres (1275.1 sq. feet)

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