

38 Beckbury Shifnal TF11 9DG

A Stylishly Updated Three Bedroom Victorian Residence of character set on a good sized plot and having been recently transformed by the current owner who has undergone an extensive renovation and refurbishment of this delightful property. The location within Beckbury, a charming Shropshire village with a primary school, parish church, a pub and a community shop is perfect for those wishing to enjoy a peaceful rural lifestyle in the countryside, yet its within easy reach of Albrighton village having a comprehensive range of amenities, further schooling and rail services running to Shrewsbury, Birmingham and beyond to London Euston. Stepping inside the main entrance a light, bright and welcoming lounge greets you with an original fireplace adding to the charm, perfect for cosy evenings in front of the fireside. An eye catching sleek contemporary breakfast dining kitchen adjoins this room extending towards a utility area and completing the ground floor there's a handy cloakroom. Upstairs sumptuous carpets have been laid and there's a pleasing outlook from the three bedrooms served by a contemporary shower room. The extensive gardens are predominantly laid to lawn and a variety of trees and established shrubs provide colour and interest through the seasons. There's also a dedicated parking area to the side of the property.

ACCESS The property sits well back from the road behind laurel hedging to the roadside and a well kept lawn accessed through pedestrian gated access and a gravelled pathway to the front door. Along the side boundary and also giving access established conifer trees screen the propane gas tank.

Overview

- An Appealing Victorian Semi Detached Residence On a Good Sized Plot in the village of Beckbury
- The house has recently been impressively transformed with modern stylish additions throughout
- A cosy light and bright Lounge features an original fireplace
- Modern sleek cabinets and appliances adorn the breakfast dining kitchen extending to a utility area
- A downstairs cloakroom provides convenience for family and visiting guests

ACCOMMODATION Stepping up to the part glazed timber entrance which features a tiled overhang porch, a raised rockery sits alongside ready for planting seasonal flowers and a glazed timber entrance door opens into the property. **LOUNGE** Having glazing over the frontal aspect, a radiator, access to a staircase rising to the upper floor, two ceiling lights, an original brick fireplace with a slate hearth and contemporary high quality wood laminate flooring flowing through to the downstairs cloakroom and **BREAKFAST DINING KITCHEN** Having dual aspect glazing over the side and rear of the property creating an abundance of natural light and ceiling downlighting gives evening illumination and a radiator provides warmth. A composite sink and drainer with mixer tap sits beneath a side aspect window and there's a door leading into the rear garden. An array of eye level and base cupboards topped with sleek marble effect work surfaces provide plenty of storage space and integral appliances include a dishwasher, induction hob, splashback, a stainless steel chimney extractor and there's an electric oven below. A housing also provides space for an upright fridge/freezer and at the rear of the kitchen a spacious **UTILITY AREA** features a marble effect counter top with space and plumbing beneath for a washing machine and dryer. **DOWNSTAIRS CLOAKROOM/W.C.** Having privacy glazing, radiator, ceiling lighting and a suite comprising of a vanity unit inset with hand wash basin and W.C.

A carpeted turning staircase from the lounge rises to the **FIRST FLOOR LANDING** With ceiling lighting, a stairhead window and timber latched doors to **BEDROOM ONE** Overlooking the frontal aspect and having a radiator, ceiling light and flooring newly laid to carpet. **BEDROOM TWO** Overlooking the side aspect and having a radiator, ceiling light and flooring newly laid to carpet. There's also a built in storage cupboard. **BEDROOM THREE** Enjoying a countryside view over the rear of the property and having a radiator, ceiling light and newly laid to carpet. **FAMILY SHOWER ROOM** Attractively appointed with a three piece suite and laid with high quality wood laminate flooring, a heated towel rail creates warmth, there's ceiling lighting as well as an illuminated wall mirror above the vanity unit inset with hand wash basin, and a corner shower enclosure with a fixed rainhead shower along with a hand held attachment.

REAR GARDEN AND PARKING A large expanse of garden features areas laid to lawn with many fine established shrubs and trees. The rear boundary is a delight enjoying a wonderful rural panoramic view over grazing pasture and beyond. Furthermore, a large paved patio having a cold water tap provides plenty of space for summer dining as well as a parking area for family cars and a large timber shed provides an excellent storage facility. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: F DIRECTIONS: SAT NAV POST CODE: TF11 9DG**







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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



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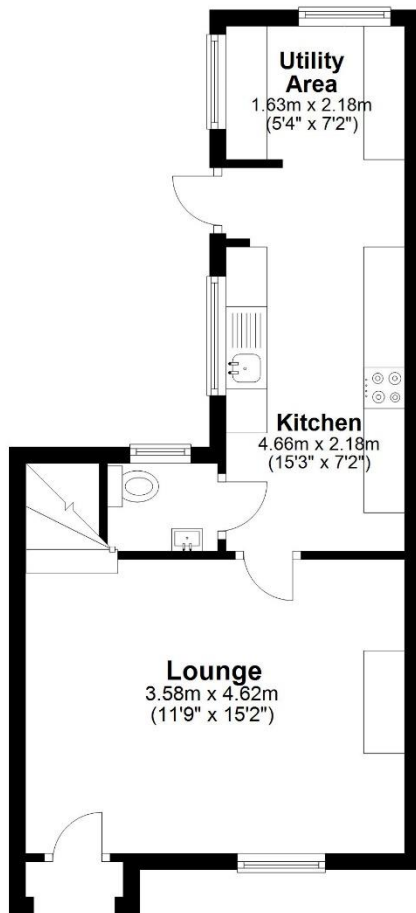
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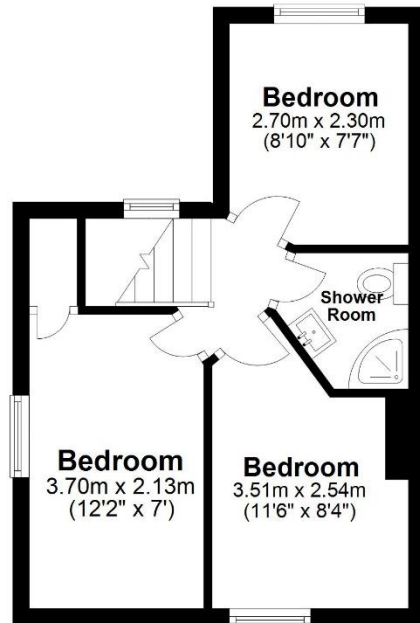
Ground Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



First Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



Total area: approx. 61.3 sq. metres (660.2 sq. feet)

For illustrative purposes only. Not to scale

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