

2 The Lindens Shifnal TF11 8AB

An Immaculately Presented Three Bedroom Semi Detached House positioned on a prominent good sized plot on the rural fringe of Shifnal. This delightful home with the benefit of **NO UPWARD CHAIN** has been lovingly cared for by the same family over many years offering well maintained spacious accommodation arranged over two floors. The area is well served with excellent schools and amenities are just minutes away in this popular town centre. Shifnal has a rich history and strong community spirit hosting an annual traditional fair, carnival and a Christmas fair along with many events throughout the year in the community hall. 2 The Lindens welcomes you through an entrance porch into an Entrance Hall running through into a spacious and inviting Lounge/Dining Room, and a breakfast dining Kitchen with a garden room leading off. Upstairs is also inviting having three bedrooms sitting alongside the modern shower room. The gardens further complement the property and there's ample space in the rear garden for dining, relaxing and enjoying family leisure time.

ACCESS The front garden has been designed and laid for ease of maintenance with decorative gravel and paving. Driveway parking extends to a detached garage and fencing along the roadside gives privacy.

Overview

- On a Good Sized Plot and NO UPWARD CHAIN a lovely home with generous accommodation
- Three Bedrooms and Modern Shower Room
- Lounge/Dining Room
- Breakfast Dining Kitchen with a Garden Room leading off
- Gas Central Heating and Double Glazing
- Well maintained attractive gardens, Driveway Parking along with a Detached Garage
- Amenities, schools and travel links within easy reach

ACCOMMODATION **ENTRANCE PORCH** Of brick and UPVC construction with laminate wood effect flooring and a part glazed timber door to **ENTRANCE HALL** Spacious and inviting with a dado rail, radiator, ceiling lighting, an understairs storage cupboard, high quality vinyl wood effect flooring, a staircase to the upper floor, an open feature archway to the kitchen and a glazed panelled door to **LOUNGE/DINING ROOM** Having a lovely front aspect bay window and a further glazed aspect over the rear garden, carpet, ceiling lighting and featuring an elegant fireplace inset with a coal effect electric fire. **KITCHEN** Having glazing over the side aspect, ceramic tiled wall and flooring, radiator, ceiling light, extractor fan, an array of cupboards with laminate work surfaces, a composite sink and drainer, space for an upright fridge/freezer, four ring electric hob having an oven with grill beneath, space and plumbing for a washing machine, a breakfast dining bar and a part glazed timber door to **GARDEN ROOM** Laid to carpet having a power point socket and a UPVD door to the rear garden.

A carpeted spindled staircase rises to **FIRST FLOOR LANDING** Having access hatch to an insulated loft, stairhead window, carpet, ceiling light and a built in shelved storage cupboard. **BEDROOM ONE** Light, bright, spacious and having glazing over the rear aspect, carpet, radiator, ceiling light, a range of fitted wardrobes and bedroom furniture. **BEDROOM TWO** Also a spacious room with glazing overlooking the frontal aspect and having carpet, radiator, ceiling light and fitted wardrobes along with a dressing table unit. **BEDROOM THREE** A further good sized frontal aspect room with carpet, radiator, ceiling light and a built in wardrobe. **SHOWER ROOM** Having privacy glazing over the rear aspect and appointed in a neutral tone with a heated towel rail, flooring laid to high quality vinyl, attractive wall tiling and a three piece suite comprising of a corner shower enclosure with an electric shower over, vanity unit inset with hand wash basin and a W.C.

REAR GARDEN The garden is quite extensive with a fenced perimeter, paved and gravelled areas for dining overlooking a shaped well kept lawn bordered with raised flower beds. In addition there's a shelved brick outbuilding with power along with a **DETACHED GARAGE**, a large timber shed giving lots of storage as well as PIR security lighting on the rear of the property. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: C DIRECTIONS:** Off Five Ways Island in Shifnal take Innage Road and turn first right into The Lindens where the property sits immediately on the left hand side. **SAT NAV POST CODE: TF11 8AB**







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If you are considering selling your home please contact us today for your no obligation free market appraisal.

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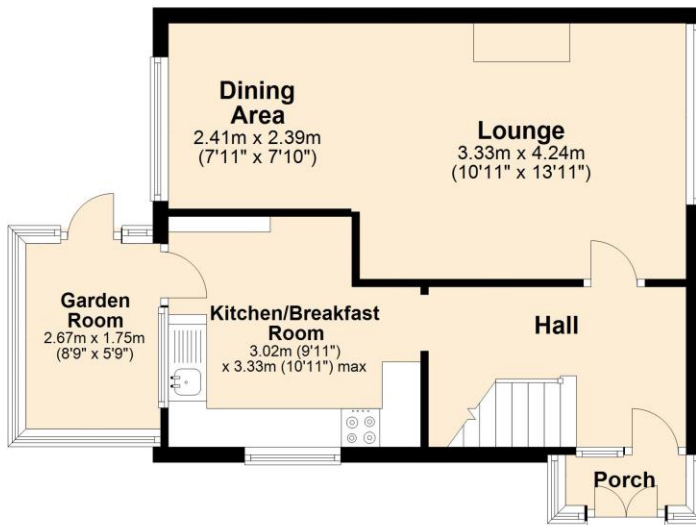
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

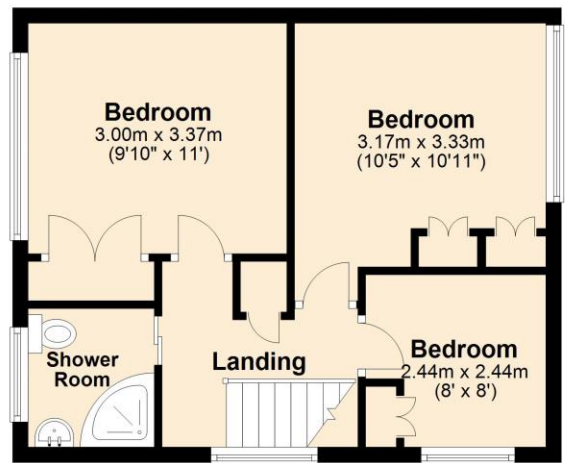
Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 81.1 sq. metres (873.0 sq. feet)

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