

9 Stafford Avenue Shifnal TF11 9AL

A Substantial and Modern Detached Three Bedroom Family Home in a sought after Shifnal address only a short distance to the town's variety of amenities, healthcare services and excellent local schools. This delightful Shropshire town enjoys a rich history and today its strong community spirit is evident, hosting many events in the community hall throughout the year along with an annual traditional fair, carnival and a Christmas market within the town centre. You are welcomed through a spacious porch into the Entrance hall complete with a generous cloakroom, perfect for accommodating family coats and outdoor shoes. The Lounge features a striking fireplace and double doors open through into the dining room creating an open plan concept to enjoy gatherings with family and friends. In addition the Kitchen offers breakfast dining space and there's a separate Utility Room/WC housed within a useful Inner Lobby at the rear of the property giving access to the integral garage. A staircase rises to the first floor landing providing three good sized bedrooms having built in wardrobes and a delightful attractively appointed Family Bathroom. A well maintained lawned rear garden features neat planted borders and there's ample space on the patio to enjoy family summer dining. Road and rail networks are also excellent, with the M54 being easily accessible via Junctions 3 and 4 and trains run from Shifnal station to Shrewsbury, Birmingham and onwards to London Euston.

ACCESS The property sits behind a tarmac driveway and a lawned garden with established herbaceous borders and gated side access to the rear of the property.

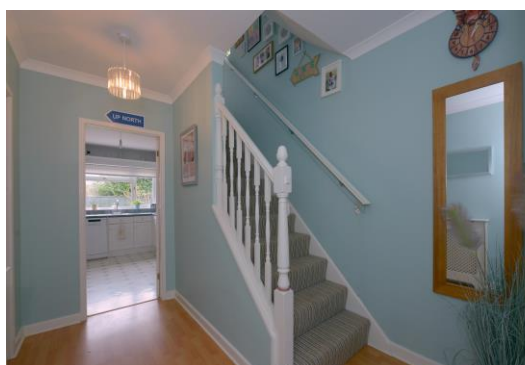
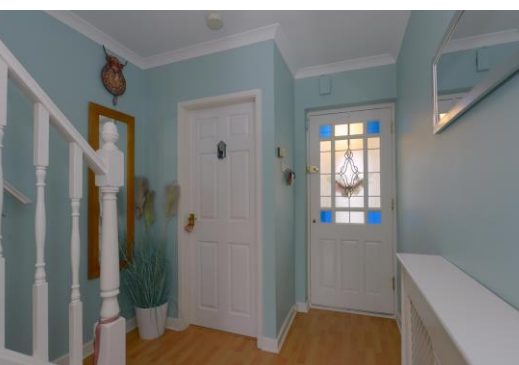
Overview

- A Modern and Deceptively Spacious Three Bedroom Detached Family Home
- Two Reception Rooms
- Cloakroom giving plenty of clothes hanging space
- Breakfast Dining Kitchen
- Utility Room/WC and an Inner Rear Lobby with garage access
- Three Good Sized Bedrooms with Built in Wardrobes
- Well Appointed Family Bathroom
- Double Glazing and Gas Central Heating
- Integral Garage and Driveway

ACCOMMODATION **ENTRANCE PORCH** Of good proportions, ideal for kicking off muddy boots and shoes and having wood effect vinyl flooring, ceiling light and a part glazed entrance door to **ENTRANCE HALL** Accommodating a staircase to the first floor and having a covered radiator, ceiling light point, wood effect laminate flooring and a **CLOAKROOM** with a front aspect window and lots of clothes hanging space. Doors also open to the lounge and kitchen. **LOUNGE** Overlooking the frontal aspect through a lovely bay window and featuring a marble fireplace inset with a coal effect gas fire, carpet, ceiling and wall light points, radiator and double doors opening to **DINING ROOM** A wonderful formal family dining room giving access to the rear garden and having ceiling light point, carpet and radiator. **BREAKFAST DINING KITCHEN** Overlooking the rear garden aspect and fitted with an attractive range of eye level and base cupboards with ample work top space incorporating a sink and drainer with mixer tap, part tiled walls, integrated fridge, freestanding freezer and dishwasher, four ring gas hob with extractor over, electric oven, and a tiled effect vinyl floor, ceiling light point. A door also opens into an understairs shelved store cupboard and a further door proceeds through to an adjacent **REAR LOBBY** - Of good proportions Having a high level privacy window, wall mounted Baxi gas central heating boiler, tiled effect floor, ceiling light, sink with drainer, space and plumbing for a washing machine. There's also ample floor space to house further white goods.

A carpeted balustraded staircase rises to the **FIRST FLOOR GALLERIED LANDING** Having ceiling light point, loft access hatch and doors to all rooms. **BEDROOM ONE** A good sized room overlooking the frontal aspect and having carpet, ceiling light point, radiator and a built in wardrobe. **BEDROOM TWO** A good sized room overlooking the rear aspect and having carpet, ceiling light point, radiator and a built in wardrobe. **BEDROOM THREE** A good sized third bedroom overlooking the frontal aspect and having carpet, ceiling light point, radiator and a built in wardrobe. **FAMILY BATHROOM** Overlooking the rear aspect and having an obscured glazed window, ceiling light point, vinyl floor, part tiled walls and attractively appointed with a suite comprising of a panelled bath with shower over and screen, pedestal hand wash basin, WC. A door opens into airing cupboard housing hot water cylinder with a further cupboard providing storage.

REAR GARDEN A generous attractively designed garden with a paved patio extending onto a central flat lawn featuring neat well stocked herbaceous borders and a paved seating area housing a gazebo. A fenced panelled perimeter gives privacy, there's also gated access to the front of the property and a cold water tap is housed within the patio area. **GARAGE** Having a side aspect window, up and over door, power and lighting. **SHROPSHIRE COUNCIL TAX BAND: D EPC RATING: D DIRECTIONS: SAT NAV POST CODE TF11 9AL**







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!

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



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!

01952 460000

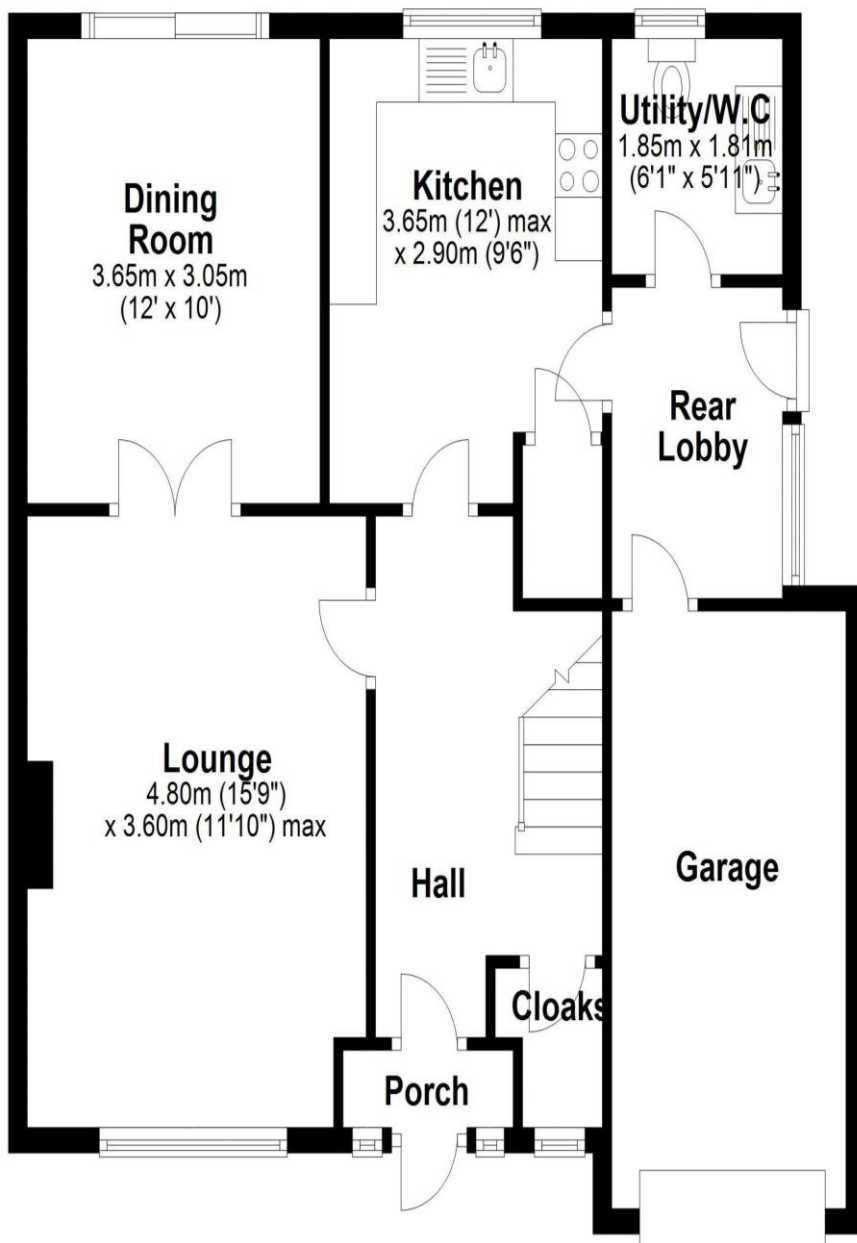
Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



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

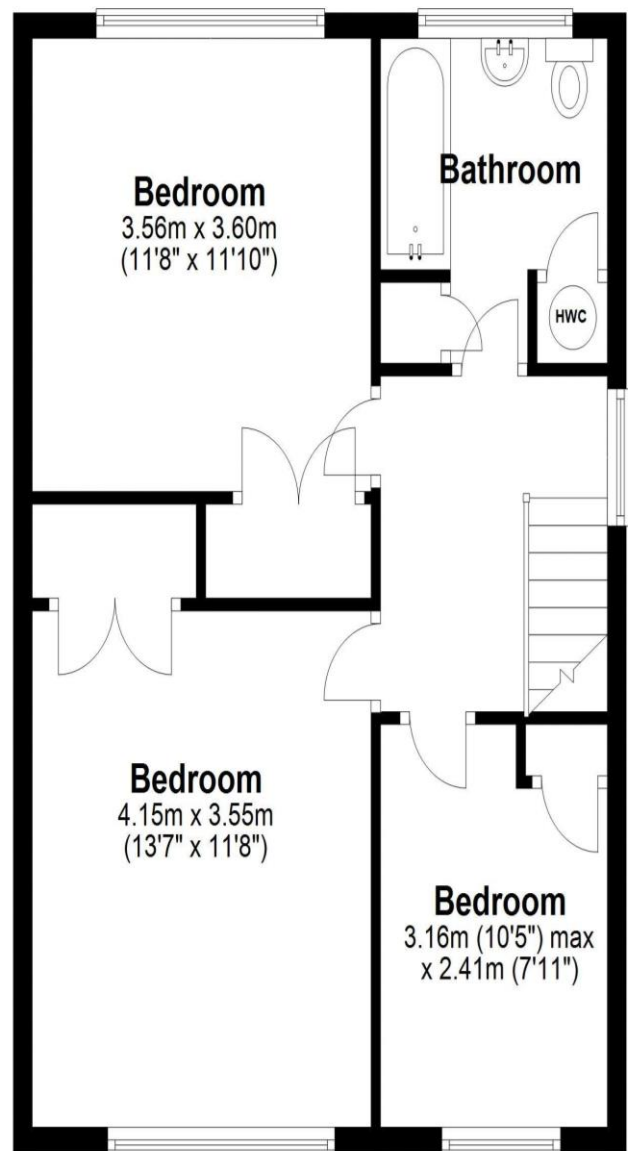
Ground Floor

Approx. 72.8 sq. metres (783.3 sq. feet)



First Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



Total area: approx. 125.1 sq. metres (1347.1 sq. feet)

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!

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