

38 Stafford Avenue Shifnal TF11 9AN

An Immaculate and Beautifully Appointed Two Bedroom Semi Detached Bungalow with Delightful Gardens. The convenient location in this desirable neighbourhood within Shifnal is also handy with shops and further amenities only minutes away. 38 Stafford Avenue offers well maintained accommodation featuring a contemporary kitchen, utility and bathroom. A light and bright finish is reflected throughout the property and you are welcomed through a spacious porch in to the inviting entrance hall connecting to an impressive Lounge where doors open on to a decked terrace perfect for summer dining and a contemporary living flame fire creates a real focal point. A Dining Room sits alongside so there's plenty of space to gather with family and friends. In addition a modern fitted well equipped Kitchen connects to the Utility Room. A Principle Bedroom with fitted furniture offers plenty of storage and a second bedroom also provides a good space for a double bed with an attractively appointed House Bathroom completing the accommodation. A Garage and Driveway provide ample parking. The property is also well placed for access to road and rail networks having trains running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston along with the M54 being easily accessible via Junctions 3 and 4.

ACCESS The property is set behind a frontage laid to gravel bordering a shaped tarmac driveway giving access to the garage.

Overview

- An Immaculate and Beautifully Appointed Two Bedroom Semi Detached Bungalow
- Two Reception Rooms
- Modern High Specification Kitchen with an Adjacent Utility Room
- Beautiful Well Appointed Bathroom
- Two Good Sized Bedrooms - One with Built in Furniture
- Gas Central Heating and Double Glazing Throughout
- Generous and Impressive Rear Gardens
- Garage and Driveway Parking

ACCOMMODATION - We are advised by the vendor that the roof of the property has recently been renewed. An enclosed entrance porch of brick and UPVC construction with eye catching floor tiling, lighting and a part glazed Entrance Door gives access to **ENTRANCE HALL** With the benefit of recently laid new carpet and having a radiator, ceiling light point, loft access hatch, a shelved airing cupboard housing Combi gas central heating boiler, and doors to all rooms. **LOUNGE** A most inviting room laid with new carpet and featuring a contemporary fire inset within the chimney breast, French doors leading out onto the rear garden, ceiling light point and **DINING ROOM** Having French doors leading out to the rear garden, side aspect glazing, carpet, ceiling light point, and radiator.

KITCHEN Overlooking the rear aspect and having high quality wood effect flooring, down lighting, and a comprehensive range of base and eye level contemporary cupboards with contrasting work surfaces incorporating a one and a half bowl stainless steel sink and drainer, ceramic hob with chimney extractor over and electric oven beneath, tiled splashbacks, integrated dishwasher, space for fridge/freezer and a door leading to the dining room. **UTILITY ROOM** Having a sky light projecting natural light, wood effect high quality flooring, radiator, lighting, a privacy glazed window, tiled splashback and a counter top inset with a stainless steel sink and drainer with cupboards beneath, space and plumbing for washing machine, and a door opening into the garage.

PRINCIPLE BEDROOM A double bedroom overlooking the frontal aspect and having carpet, radiator, ceiling light point and a range of built in cupboards, drawers and wardrobes. **BEDROOM TWO** A further double sized bedroom having a frontal aspect and carpet, radiator, ceiling light point. **HOUSE BATHROOM** Stylishly appointed with high quality wood effect flooring, a heated towel rail, extractor, and a suite comprising of a fully tiled walk in shower enclosure with fixed rainhead shower and hand held attachment, an enclosed flush W.C. and hand wash basin inset within vanity unit.

REAR GARDEN An impressive cleverly landscaped rear garden featuring a paved balustraded terrace and decking to enjoy al fresco dining with PIR lighting giving evening illumination, and steps leading down to a substantial manicured lawn with a fence panelled perimeter bordered with raised flower beds. A lower decked area offers a further space to relax or dine during the Summer months overlooking the delightful Wesley Brook to the rear aspect. A timber garden shed provides a good storage facility. **GARAGE** With timber part glazed doors, power and lighting. **SHROPSHIRE COUNCIL TAX BAND C EPC RATING: DIRECTIONS: SAT NAV POST CODE: TF11 9AL**







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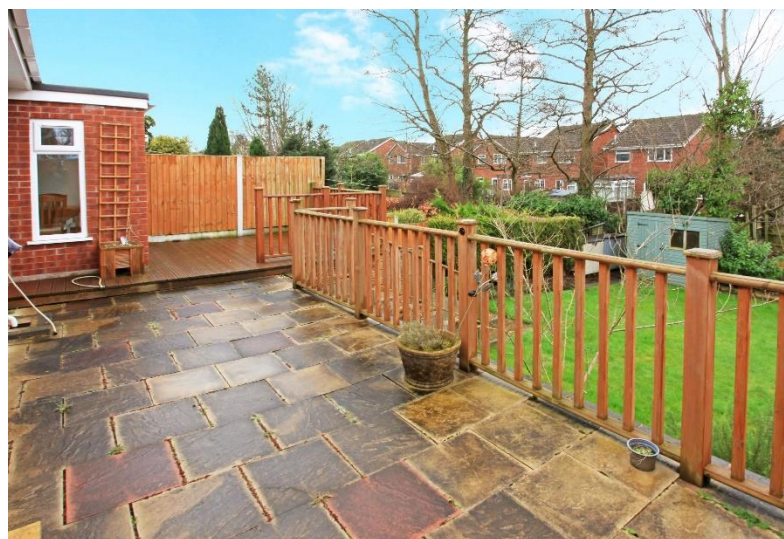
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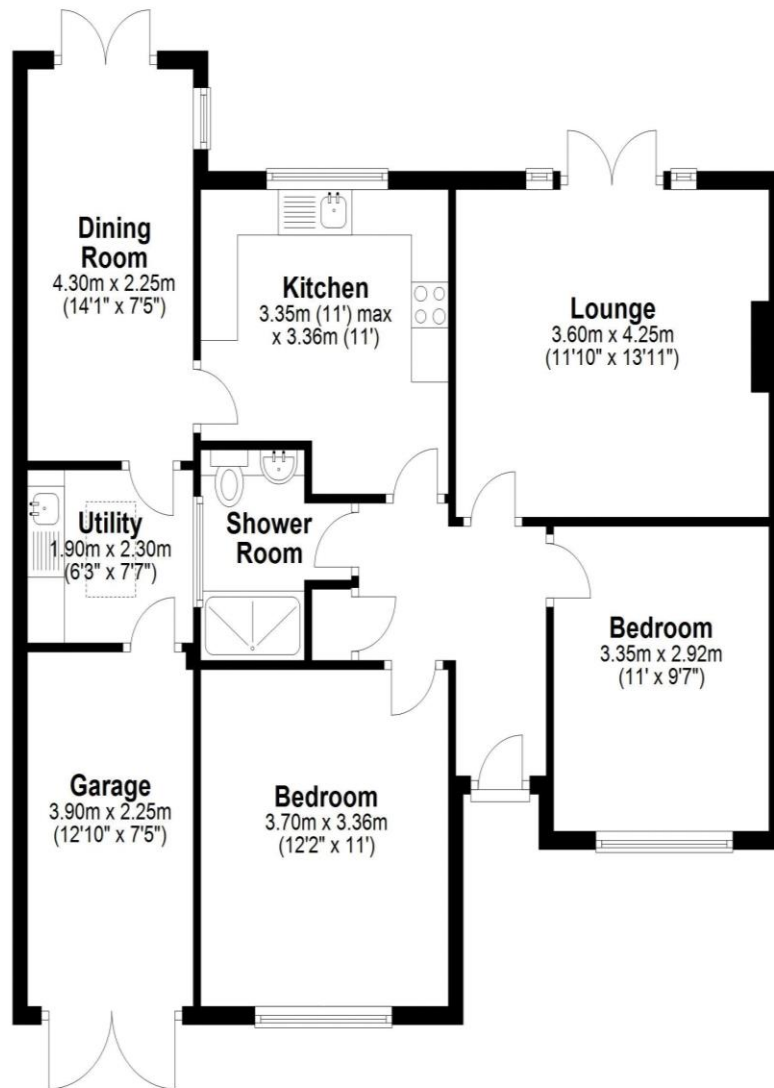
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Ground Floor

Approx. 84.1 sq. metres (905.5 sq. feet)



Total area: approx. 84.1 sq. metres (905.5 sq. feet)

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