

6 School Close Shifnal TF11 8SH

An Impeccable and Fully Modernised Three Bedroom Link Detached Family Home with a generous driveway accommodating multiple vehicles perfectly tucked away in a select Shifnal cul de sac only a short distance from this vibrant town centre with its great choice of amenities including dental and medical practices along with excellent local schools. The current owners have created a stylish home offering generous proportioned accommodation and tasteful finishes throughout. You are welcomed into the property through an Entrance Hall leading into the inviting Lounge featuring an elegant fireplace, a bay window overlooking the pleasing frontal aspect and convenient access into a gorgeous remodeled bespoke Dining Kitchen adjoining a Utility Room and the delightful Garden Room, a further perfect living area to sit, relax and enjoy the South facing rear garden. Furthermore, and completing the ground floor accommodation, a Study offers a peaceful retreat ideal for those working from home. Upstairs across the first floor two double bedrooms and a single sized bedroom are served by a most attractively appointed Family Bathroom. 6 School Close is also well located for commuters with a rail station in Shifnal giving connections to Shrewsbury, Birmingham and beyond to London Euston along with Junctions 3 and 4 of the M54 being easily accessible.

ACCESS The property sits back behind an extensive resin bonded driveway well screened with hedging to the sides, an area laid with decorative slate and a delightful well stocked flower border giving colour and interest.

Overview

- A most attractively presented fully modernised Three Bedroom Link Detached Family Home
- Within Easy Reach of Amenities, Local Schools as well as Road and Rail Links
- Spacious Lounge featuring an Elegant Fireplace
- A Fabulous Remodeled Bespoke Dining Kitchen connecting to a Delightful Heated Garden Room
- Separate Utility Room and a Study
- Two Double Bedrooms, a good

ACCOMMODATION A tiled overhang porch with a double glazed front door having lighting alongside gives access to the **ENTRANCE HALL** With radiator, ceiling light point, a side aspect window, **LVT** flooring, a staircase to the first floor and a door to the **LOUNGE** A wonderful family room featuring an attractive frontal aspect bay window and an elegant fireplace with a freestanding Stove style electric fire, three wall light points as well as a ceiling light point, coved ceiling, two radiators, cosy carpet and a door to the fabulous remodeled bespoke **DINING KITCHEN** Offering ample space for family dining and having glazing overlooking the rear garden. Attention to detail is also reflected in this well designed kitchen adorned with newly laid **LVT** flooring, eye catching and sleek contemporary high gloss cupboards topped with marble effect laminate work surfaces and upstands, sink and drainer with mixer tap, an induction hob with a splashback and an extractor over complete with lighting, and a single electric oven. Integrated appliances include a slimline dishwasher and a fridge/freezer and there's a most useful walk in **Pantry** giving even more storage along with French doors to the garden room and a door giving access into a handy **UTILITY ROOM** - Having a frontal aspect door opening onto the driveway, flooring laid with **LVT**, ceiling lighting, radiator and modern stylish eye level and base cupboards topped with kitchen black style work surfaces having space and

A carpeted staircase with a chrome handrail rises from the entrance hall to the **FIRST FLOOR LANDING** - With a ceiling hatch giving access to a majority boarded loft space, ceiling light point, side aspect stairhead window and a door to a shelved airing cupboard housing a Combi gas central heating boiler. **BEDROOM ONE** A double sized bedroom having glazing overlooking the frontal aspect, mirrored wardrobes, radiator, carpet and a ceiling light point. **BEDROOM TWO** A further double sized bedroom with glazing overlooking the rear aspect, radiator, ceiling light point and a built in mirrored wardrobe. **BEDROOM THREE** A single sized bedroom with glazing overlooking the frontal aspect, a built in overstairs storage cupboard, radiator and ceiling light point. **FAMILY BATHROOM** Having a privacy window overlooking the rear aspect and stylishly

REAR GARDEN Enjoying a South facing sunny aspect and well designed to enjoy al fresco dining on the impressive natural stone patio with friends and family overlooking a well kept shaped lawn bordered with an array of planted borders and trees along with fence panelling giving privacy. There's also a timber garden shed sitting to the rear of the lawn offering a good storage facility. A further benefit within the garden is an external power point and a cold water tap. **SHROPSHIRE COUNCIL TAX BAND: D EPC RATING: D**
DIRECTIONS: From Fields of Shifnal Office, Take Innage Road off Five Ways Island turning second right into Innage Croft, left into Wyke Way, left into Careswell Gardens and left into School Close where the property sits at the end of School Close on the right hand side. **SAT NAV POST CODE: TF11 8SH**







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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



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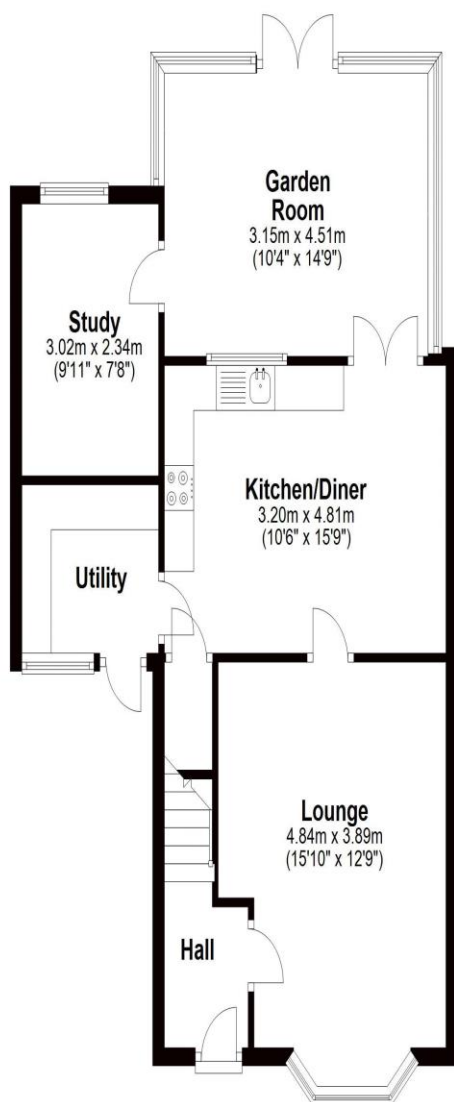
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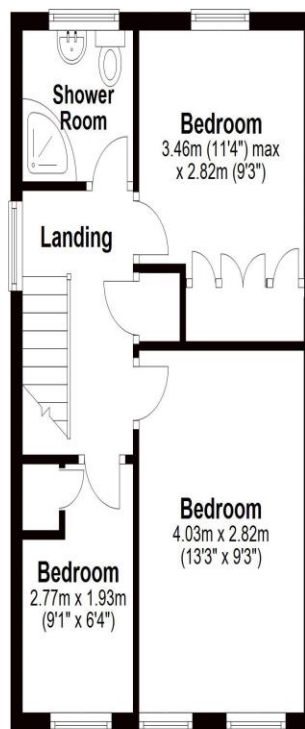
Ground Floor

Approx. 63.6 sq. metres (684.5 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



Total area: approx. 100.2 sq. metres (1078.6 sq. feet)

For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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