

38 Greenfields Crescent, Shifnal TF11 8EE

We are delighted to bring to market this Charming Three Bedroom Semi Detached Extended Dormer Bungalow with the benefit of NO UPWARD CHAIN and the location in Greenfields Crescent Shifnal is only moments away from the town's amenities. The property has been lovingly cared for and well maintained over the years and it's now ready for a new owner to make their memories and enjoy this family home. A welcoming Entrance Hall invites you into an impressively spacious Open Plan Lounge/Dining Room perfect for hosting parties with family and friends or just relaxing to watch favourite movies in front of the fireside. It also conveniently adjoins the well equipped Kitchen where there's ample space to create favourite culinary delights. Furthermore, two double bedrooms and a well appointed shower room are located on the ground floor. Upstairs also accommodates a shower room along with a further bedroom having space for two single beds or a double sized bed and a most useful walk in storage facility. The gardens are laid out with a well kept lawn stepping down to paved dining and seating areas, in particular one with a sunny south facing aspect and herbaceous borders provide colour and interest through the seasons. Shifnal enjoys a strong community spirit hosting an annual traditional summer fair, a carnival as well as a Christmas market and its also well connected with rail services running to Shrewsbury, Birmingham and onwards to London Euston. The M54 via (Junctions 3 and 4) is also within a short driving distance.

ACCESS The wrap around garden is hedged to the perimeter and laid to a manicured lawn with two separate wrought iron pedestrian gates to the front and side gardens giving access. A paved seating and dining area enjoying a south facing aspect with a protective retractable awning over for use on warm sunny days, sits behind trellising giving privacy. There's a cold water tap located within the garden and a further paved seating and dining area located to the rear of the property accessed from the kitchen. **Garage** Of Brick construction with an up and over door along with a pedestrian door to the front and a rear aspect door, power and four fluorescent lights. There's also plumbing for a washing machine and a sink.

ACCOMMODATION An open entrance porch with lighting above and a UPVC part glazed door opens to **ENTRANCE HALL** Laid with ceramic tiled flooring and having two ceiling lights, two radiators, a storage cupboard beneath the staircase and a rear aspect privacy window. To the right of the hall a door opens to the **OPEN PLAN LIVING/DINING ROOM** Most spacious with large picture windows framing the front garden, laid with carpet, having two radiators, two ceiling light points and featuring a fireplace housing a coal effect electric fire. A door also opens to the **KITCHEN** A further spacious room having dual aspect glazing and featuring tiled flooring and walls, down lighting, an array of eye level and base matching cupboards topped with contrasting work surfaces inset with a stainless steel sink and drainer, five ring gas hob with chimney extractor over, double electric oven with grill and there's space for an upright fridge/freezer. A UPVC part glazed door also opens into the rear garden. **DOWNSTAIRS SHOWER ROOM** Having privacy glazing and attractively appointed with wall and floor tiling, ceiling lighting along with a downlight over the generous shower enclosure, a thermostatic shower, bidet, vanity unit with an enclosed flush W.C. and hand wash basin. To the left of the entrance hall **BEDROOM ONE** Overlooking the frontal aspect and having carpet, radiator and ceiling light point. **BEDROOM TWO** Also having a frontal aspect, radiator, ceiling light point with a pull cord over the bed, carpet and a range of fitted bedroom furniture comprising of bedside tables, overbed cupboards, a dressing table unit and wardrobes.

A turning, carpeted staircase rises from the end of the entrance hall to the light and bright **FIRST FLOOR LANDING** - With a Velux stairhead roof light, ceiling lighting, radiator and doors to bedroom three and a shower room. **BEDROOM THREE** Having two Velux roof lights inset with window blinds, ceiling spotlights, a privacy glazed window, carpet, and a door to a large walk in storage facility housing the Worcester combi gas central heating boiler, lighting and shelving as well as offering a great place to store household linen or further essentials, and there's also access to under eaves space. **SHOWER ROOM** Well appointed with wall and floor tiling, a Velux roof light, radiator, ceiling lighting and a fully tiled shower enclosure with a thermostic shower over, vanity unit inset with hand wash basin with cupboard beneath and a W.C. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: C DIRECTIONS: SAT NAV POST CODE: TF11 8EE**

Overview

- A Delightful Extended Semi Detached Dormer Bungalow with the benefit of NO UPWARD CHAIN, a Garage/Workshop and Off Road Parking
- Peaceful Location within walking distance to the town centre and well connected for road rail links
- Two Ground Floor Double Bedrooms and an attractively appointed capacious Shower Room
- An Impressively spacious Lounge/Dining Room forms the centre piece of this lovely home
- Well equipped Kitchen
- First Floor Third Bedroom connecting to a most useful walk in storage facility and there's also a Shower Room located on this floor
- Full Double Glazing, Combi Gas Central Heating and Solar Panelling
- A wrap around paved and lawned garden providing seating and dining areas
- Detached Garage/Workshop and Off Road Parking





Selling your home?

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

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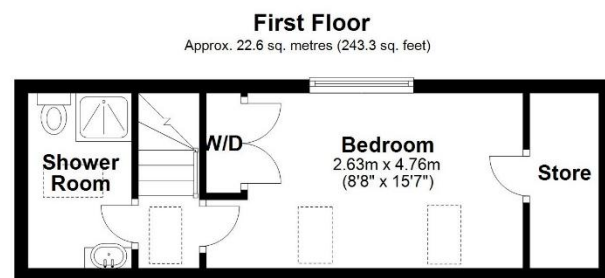
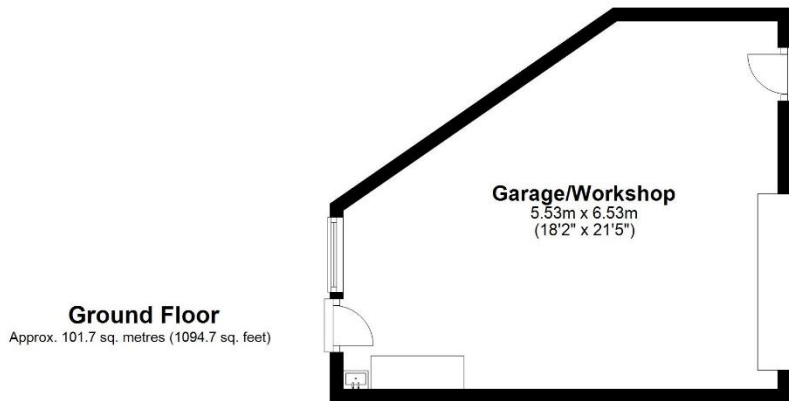
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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



Total area: approx. 124.3 sq. metres (1337.9 sq. feet)

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