

## 1 School Close Shifnal TF11 8SH

THIS WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE WITH GARAGE & OFF ROAD PARKING sits on a corner position within School Close which is conveniently situated in a quiet location close to the town centre with its wide range of amenities and local schools. The property provides excellent living accommodation comprising of an Entrance Hall, Open Plan Living Room, Dining Kitchen and Family Bathroom. A detached brick built garage is adjacent to the side with off road parking and a gated side entrance gives access to the rear garden. The historic market town of Shifnal benefits from a train station which provides excellent rail links to Telford, Shrewsbury, The West Midlands and London with easy access to the M54 and National Motorway Networks. NO UPWARD CHAIN.

The property benefits from an attractive lawned corner frontage with pathways to both the front and side giving access to the garage and side access gate.

## Overview

- **TWO BEDROOM SEMI DETACHED HOUSE WITH GARAGE & OFF ROAD PARKING**
- Well Presented Property Sitting on a Corner Position within School Close
- Ideally Situated Close to the Town Centre with its wide Range of Amenities
- Open Plan Living Room
- Dining Kitchen
- Bathroom
- Detached Garage and Off Road Parking
- **NO UPWARD CHAIN**

A double glazed entrance door gives access to the Entrance Hall: with side aspect window, ceiling light point and door to: **Living Room:** An open plan room with front and side aspect windows, two radiators, ceiling light point, open downstairs area, stairs to first floor and door to: **Kitchen:** A contemporary kitchen with wall mounted and base units, laminate work tops, tiled splashbacks, single drainer stainless steel sink, space for fridge, space and plumbing for washing machine, electric oven, gas hob, rear aspect windows, radiator, ceiling light point, tiled effect flooring, storage cupboard housing wall mounted gas central heating boiler, door to side aspect.

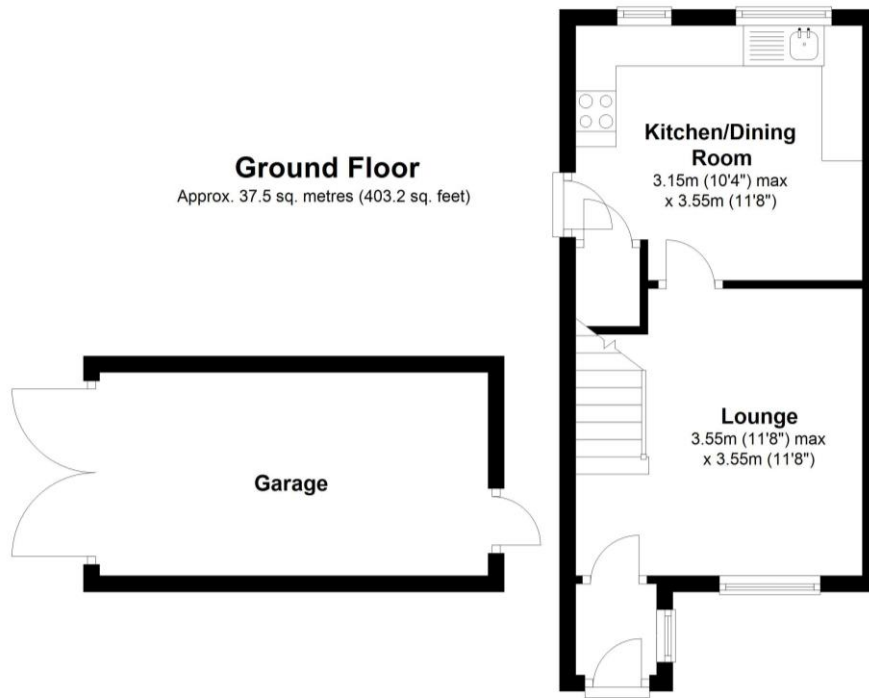
An open staircase gives rise to the first floor Landing: With stairhead window, ceiling light point and loft access hatch. **Bedroom One:** With two front aspect windows, radiator, ceiling light point. **Bedroom Two:** With rear aspect window, radiator, ceiling light point. **Family Bathroom:** With panelled bath, thermostatic shower, w.c. pedestal hand wash basin, part tiled walls, tiled effect floor, radiator, obscured glazed rear aspect window.

**Garden:** Mainly laid to lawn, fenced to all sides with a paved patio and pathway. Side gated access to the front of the property. Detached brick built garage with rear access door and off road parking.



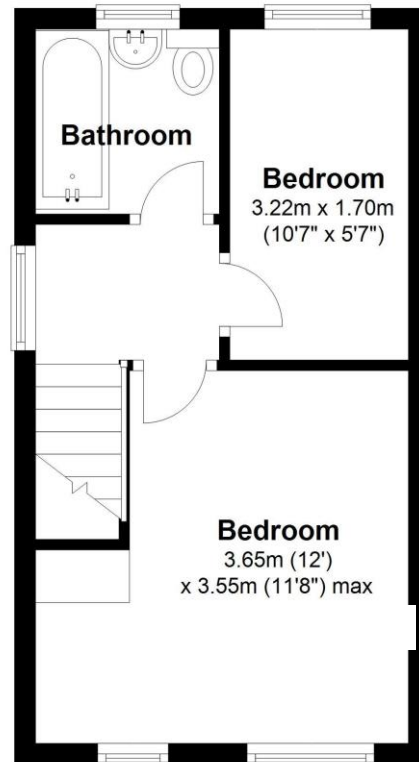






Total area: approx. 61.8 sq. metres (665.5 sq. feet)

**First Floor**  
Approx. 24.4 sq. metres (262.4 sq. feet)



## Selling your home?

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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