

15 Park Street Shifnal TF11 9BA

A Quaint Two Bedroom Victorian Mid Terraced Cottage with modern additions, yet retaining period features adding to the charm. Stepping inside the front door a welcoming Lounge greets you featuring an original fireplace creating a focal point perfect for cosy evenings by the fireside and there's access into the dining area of the kitchen looking out over a small rear aspect lawn along with parking space. A good sized shower room completes the ground floor accommodation. Upstairs on the first floor two cosy double bedrooms feature original period fireplaces. A delightful secluded rear garden is detached from the property sitting along a hedged pathway, a private retreat to dine al fresco or just enjoy the tranquility. Shifnal is also well connected for commuting with trains running from the station to Shrewsbury, Birmingham and beyond to London Euston and the M54 being within close proximity.

ACCESS The property fronts Park Street in Shifnal with a gravelled driveway at the end of the terrace giving access, where 15 Park Street has its own parking along with a small lawn and the main detached garden sits along a hedged pathway.

Overview

- A Quaint Victorian Two Bedroom Mid Terraced Cottage with a Delightful Private Garden and Parking
- Well Positioned for access to Local Schools and Within Walking Distance of the Towns Amenities
- Lounge featuring an Original Fireplace
- Downstairs Spacious Shower Room
- Kitchen with a generous Dining Area
- Gas Central Heating and Double Glazing
- NO UPWARD CHAIN

ACCOMMODATION A frontal aspect timber entrance door with fan light glazing opens into **LOUNGE** Featuring an original fireplace housing a ceramic fuel coal effect stove adding warmth along with a radiator sitting beneath a double glazed sash window. There's also a t.v. point, ceiling light point, vinyl wood effect flooring and timber latched doors to an understairs storage cupboard and access to the **DINING AREA** of the kitchen. Having a double glazed sash window overlooking the frontal aspect, radiator and ceiling light. **KITCHEN** Having glazing overlooking the rear aspect and a stainless steel one and a half bowl stainless steel sink and drainer beneath, wall tiling, a wall mounted Worcester gas central heating boiler, a range of contemporary cupboards and work surfaces, a spacious built in storage cupboard along with space and plumbing for a washing machine.

DOWNSTAIRS SHOWER ROOM Having a timber latched door, rear aspect privacy window, quarry tiled flooring, radiator, ceiling light, white wall tiling, and a suite comprising of a large shower enclosure with electric shower over, pedestal hand wash basin and W.C.

A turning staircase with handrail rises to the **FIRST FLOOR LANDING** having a stairhead window timber latched doors to **BEDROOM ONE** Having a double glazed sash window overlooking the frontal aspect, a loft access hatch, ceiling light, radiator, timber latched door to a built in storage cupboard and featuring an original cast iron fireplace. **BEDROOM TWO** Having dual aspect double glazing, radiator, ceiling light and featuring an original fireplace. **REAR GARDEN** Well screened with a fenced boundary bordered with trees and perennial flower beds creating a profusion of colour forming a picturesque and private setting to enjoy family dining and relaxation. **COUNCIL TAX BAND: A EPC RATING: C DIRECTIONS: SAT NAV POST CODE: TF11 9BA**







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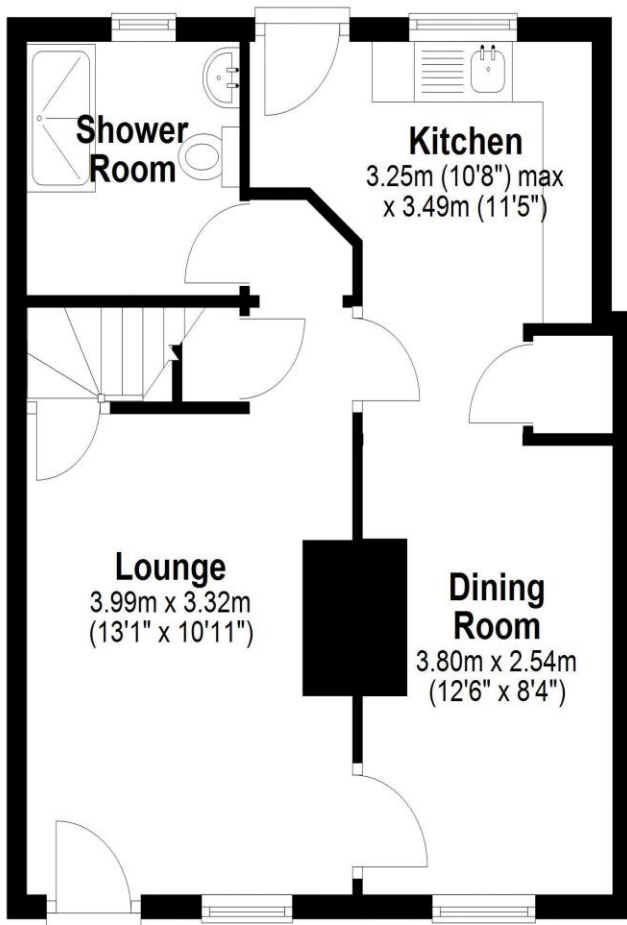
4 Broadway, Shifnal, TF11 8AZ



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

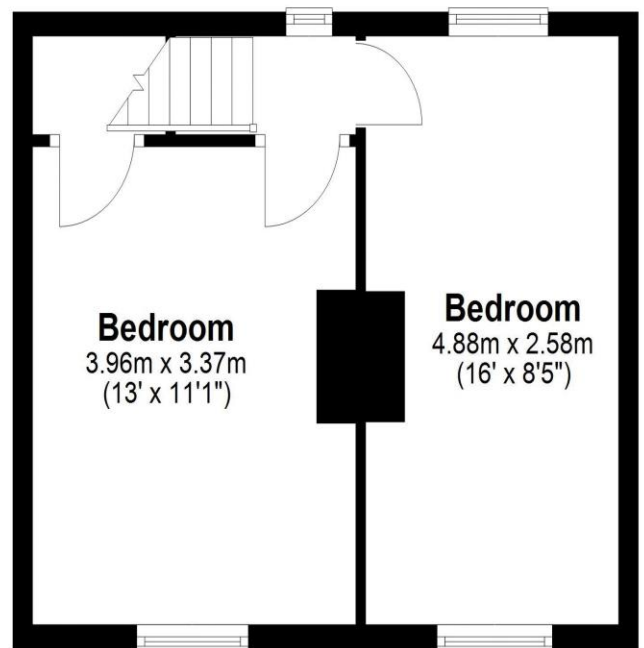
Ground Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.9 sq. feet)



Total area: approx. 70.4 sq. metres (757.5 sq. feet)



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