

58 Park Street Shifnal TF11 9BL

An Attractive Modern Two Bedroom Mid Terrace Property in the heart of Shifnal with the benefit of off road parking and having **NO UPWARD CHAIN**. The property sits in a very convenient location just a short walking distance to the shops and further amenities in this delightful Shropshire town centre and there's a children's park and play area only a stone's throw away beyond the rear of Park Street. A spacious layout of rooms arranged over two floors are filled with plenty of natural light. The Kitchen is tastefully appointed and a Lounge/Dining Room connects to the rear garden, a perfect spot to enjoy leisure time. Upstairs you will find that there's ample room for good sized beds in both bedrooms and the Bathroom is contemporary. This delightful property is also well placed for commuters with train services running from Shifnal station to Shrewsbury, Birmingham and onwards to London Euston along with the M54 being easily accessible via Junctions 3 and 4.

ACCESS The property sits behind a low walled and paved frontage.

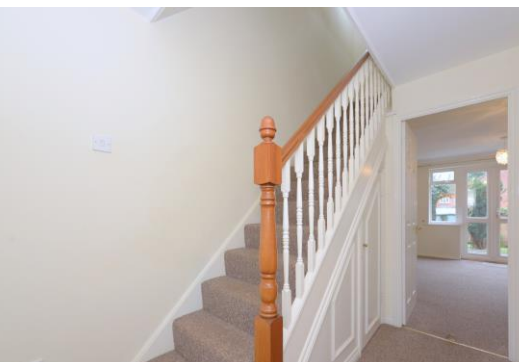
Overview

- Ideally Located In the Heart of Shifnal Within Easy Walking Distance to the Shops and Further Amenities
- Mid Terrace Two Bedroom Property with the benefit of Off Road Parking and a Delightful Private Enclosed Rear Garden
- Spacious Lounge/Dining Room
- Tastefully appointed Kitchen
- The Bedrooms are generous in size and the Bathroom is contemporary
- Combi Gas central Heating and double glazing

ACCOMMODATION A tiled overhang porch with lighting and an entrance door opens into **ENTRANCE HALL** Laid to carpet, accommodating a staircase to the upper floor, having a radiator, ceiling lighting, an understairs storage cupboard and access into the kitchen along with the lounge/dining room. **KITCHEN** Having an aspect over the front of the property, a ceramic sink with mixer tap sits beneath the window, flooring is laid to a tiled effect floor and attractive wall tiling adorn the walls along with a range of contemporary cupboards topped with attractive work surfaces. In addition there's a four ring Whirlpool gas hob with an extractor hood over and an electric oven along with space and plumbing for a washing machine, fridge and freezer. **LOUNGE/DINING ROOM** Having an elegant fireplace housing a coal effect electric fire, two radiators giving warmth, flooring is laid to carpet and two ceiling lights provide evening illumination. Glazing overlooks the rear aspect along with French doors opening on to the delightful garden.

A spindled and carpeted staircase rises to the **FIRST FLOOR LANDING** with lighting and doors to **BEDROOM ONE** Having glazing over the frontal aspect, carpet, ceiling lighting, a door to built in cupboard housing Combi gas central heating boiler and a built in mirrored wardrobe. **BEDROOM TWO** Having glazing over the rear aspect, flooring laid to carpet, a radiator and ceiling lighting. **HOUSE BATHROOM** A privacy window overlooks the rear aspect with a tiled cill beneath and sleek wall tiling attracts the eye as well as the three piece white suite comprising of a pedestal hand wash basin, W.C., a panelled bath having a thermostatic shower over and a screen alongside. Flooring is laid to a wood effect vinyl, a radiator gives warmth, there's an extractor fan and ceiling lighting provides illumination.

REAR GARDEN A delightful well screened fence panelled garden giving privacy with areas laid to lawn and paving. A timber gate within walling to the rear aspect opens on to the parking area which is accessed from Dyas Close just off Park Street. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: C DIRECTIONS: SAT NAV POST CODE: TF11 9BL**







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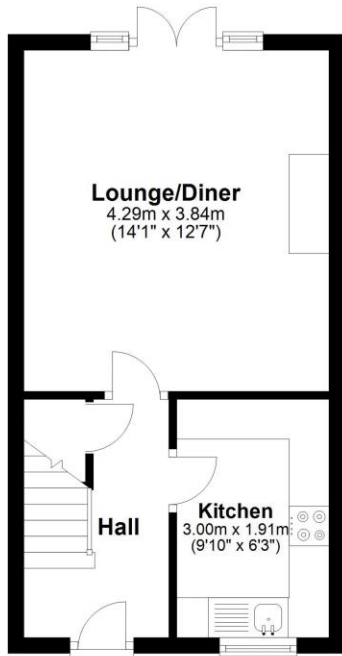
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

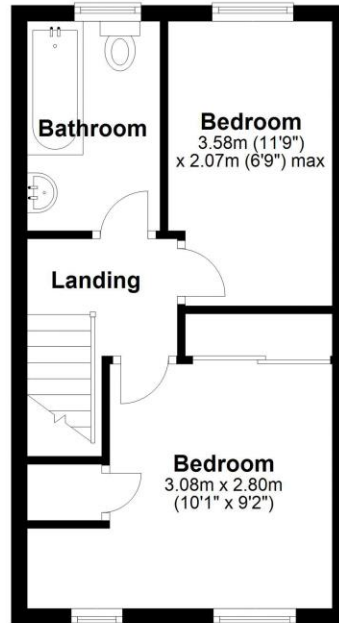
Ground Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.5 sq. feet)



Total area: approx. 56.5 sq. metres (608.5 sq. feet)

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