

19 Shrewsbury Fields Shifnal TF11 8AN

An Exceptional Two/Three Bedroom Detached Dormer Bungalow commanding a generous corner plot in the heart of Shifnal only moments away from the town's excellent choice of amenities adding to the appeal. This impeccable home has been lovingly cared for and thoughtfully upgraded with high quality modern appointments in recent years creating a home of substance and style. Stepping inside a porch you are then welcomed into the Entrance Hall flowing into the inviting triple aspect Lounge bathed in natural light with a cosy fire creating a focal point to gather round on the chilliest of days. A Conservatory adjoins, a lovely spot to enjoy lazy afternoons overlooking the rear garden. Across the hallway a formal Dining Room offers flexibility for use as a third bedroom and the Bathroom sits conveniently at the end of the hallway. Completing the ground floor, the impressive contemporary breakfast Dining Kitchen is beautifully styled with ample storage cupboards and work space catering for the needs of modern family life and it connects to a most spacious Utility Room perfect for storing extra essentials. Upstairs continues to impress with the galleried landing providing a great space for use as a study area. The Principle Bedroom fitted with an array of elegant cupboards and wardrobes is also home to a glamorous eye catching En Suite shower room. A second bedroom displays wardrobes and there's a cloakroom tucked away housing a W.C and wash basin. Stepping outside you will also be delighted with the well maintained gardens. The rear garden enjoys a south facing sunny aspect and to the front of the property parking is well catered for with a driveway providing parking for four cars along with the garage.

ACCESS The property sits behind a wide frontage laid to decorative gravel and an established herbaceous border creating privacy wraps around the side aspect. A garden gate gives access to the rear garden and a door alongside the garage opens into the utility room.

Overview

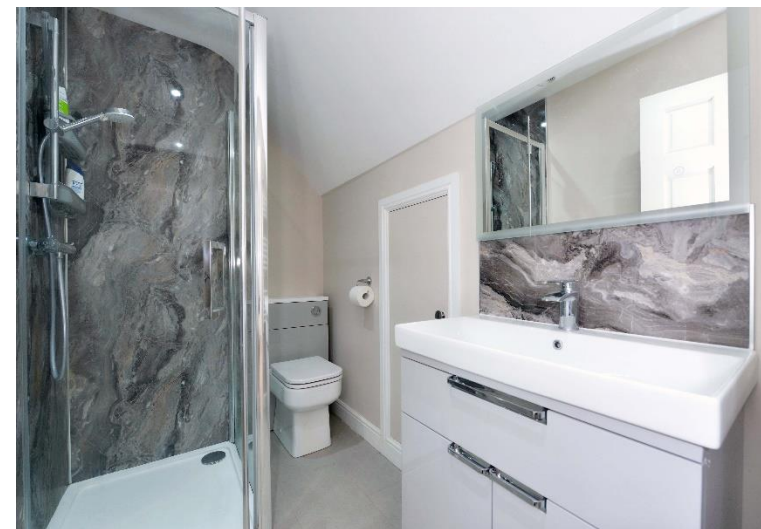
- An Exceptional Upgraded Detached Dormer Bungalow with modern additions set on a good sized plot in the heart of Shifnal
- Within easy reach of amenities, local schools and travel links
- Principle En suite bedroom and a second bedroom with it's own W.C and hand basin
- Triple aspect Lounge adjoining a Conservatory overlooking the rear garden
- Dining Room offering the flexibility for use as a Third Bedroom

ACCOMMODATION A composite part glazed entrance door opens to **ENTRANCE PORCH** - Of brick and UPVC construction with lighting, flooring laid to wood effect luxury vinyl and a door to **ENTRANCE HALL** Accommodating a staircase to the first floor, laid to luxury wood effect vinyl flooring and having two radiators, two ceiling light points, a cupboard beneath the staircase and a cloaks hanging cupboard. **LOUNGE** Spacious and welcoming enjoying a triple aspect overlooking the gardens with light streaming in through a deep bay window as well as through the conservatory windows to the rear of the lounge. The room features a central ceiling rose and decorative cornicing adding interest and the attractive fireplace housing a gas coal effect fire creates a focal point. Sliding doors open to **CONSERVATORY** Of brick and UPVC construction inset with window blinds, flooring is laid to ceramic tiling, there are several power plugs, a paddle light fan provides illumination and a door opens to the garden. **DINING ROOM/GIVING FLEXIBILITY FOR USE AS A THIRD BEDROOM** Having an aspect over the front of the property, radiator, ceiling light point and laid with carpet **GROUND FLOOR BATHROOM** Having privacy glazing and beautifully appointed with a Heritage suite comprising of a panelled bath with thermostatic shower over and screen, a hand wash basin and enclosed flush W.C. set within a vanity unit. Luxury tiling adorns the walls and floor, a radiator complete with a towel rail gives warmth and down lighting provides illumination. **BREAKFAST DINING KITCHEN** Enjoying a dual aspect over the gardens and the array of modern cupboards with lighting beneath and the appealing butchers block style work tops extend along giving space for breakfast dining. Integrated appliances include a fridge/freezer, dishwasher, an electric oven with grill, four ring ceramic hob with extractor over incorporating lighting, down lighting adds more illumination, there's also a one and a half bowl ceramic sink and ceramic tiled floor adds a luxurious finish. A door with privacy glazing opens to **UTILITY ROOM** Of generous proportions with overlooking the garden, tiled flooring two ceiling lights, radiator, a Belfast sink, space and plumbing for a washing machine, a useful fitted broom cupboard and a door to **GARAGE** With an electric roller shutter door opening to the front of the property, power and lighting.

A carpeted staircase rises to a **GALLERIED FIRST FLOOR LANDING** With a stairhead window, radiator, carpet and offering space for use as a study. **PRINCIPLE BEDROOM** Having glazing over the frontal aspect, radiator, carpet, down lighting, fitted wardrobes and bedside cupboards. A door also opens to the **ENSUITE SHOWER ROOM** Fabulous and stylishly appointed with down lighting, luxury click flooring coupled with a contemporary suite featuring a vanity unit inset with hand wash basin and cupboard beneath, soft close drawers and a W.C. The shower enclosure houses a thermostatic shower and eye catching waterproof panels add to the appeal. There's also an extractor fan, radiator and a door giving access to under eaves boarded storage space with the benefit of lighting. **BEDROOM TWO** Having glazing over the frontal aspect, radiator, carpet, ceiling light point, a built in wardrobe with mirrored panel and a door to a cloakroom laid to click flooring and housing an enclosed flush W.C. and hand wash basin. There's also a door giving access to under eaves boarded storage space with lighting. **REAR GARDEN** Forming a delightful private setting and mainly laid to lawn bordered with a paved patio perfect for summer dining with family and friends overlooking well stocked flower beds planted with roses and camelia bushes providing colour and interest during the seasons. **SHROPSHIRE COUNCIL TAX BAND: D EPC RATING: DIRECTIONS:** From Fields of Shifnal in Broadway, proceed along Shrewsbury Road turning right into Shrewsbury Fields continuing along to the end of the road where the property sits on the left hand corner. **SAT NAV POST CODE: TF11 8AN**







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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



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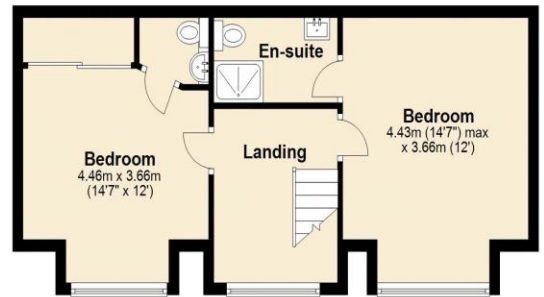


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Ground Floor
Approx. 126.9 sq. metres (1365.8 sq. feet)



First Floor
Approx. 41.8 sq. metres (449.5 sq. feet)



Total area: approx. 168.6 sq. metres (1815.3 sq. feet)

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