

25 The Lindens Shifnal TF11 8AB

An Impressively upgraded and remodeled Three Bedroom Semi Detached Home in a quiet cul de sac position on the rural fringe of Shifnal only moments away from the town's welcoming shops, restaurants, bars and cafes together with two highly regarded primary schools and Idsall high school. The current owners have transformed 25 The Lindens into a stylish and contemporary property having undertaken a scheme of modernisation with an open plan contemporary kitchen layout connecting to a utility room. A porch welcomes you into the spacious reception hall leading into the inviting lounge complete with a fireplace and the beautifully styled dining kitchen having a utility room alongside. Upstairs you will find that two of the bedrooms are doubles and there's a good sized single bedroom along with the restyled gorgeous contemporary family bathroom. The gardens further complement the property featuring attractively planted herbaceous borders and flower beds. Shifnal is also easily accessible by road and rail making it a convenient location for commuters.

ACCESS The property sits on a corner position featuring an array of established shrubs bordering lawns wrapping around the house. A paved pathway leads to a porch of brick and UPVC construction with tiled flooring and a glazed entrance door. There's also a garden gate and a driveway fronting the garage.

Overview

- A Superb Upgraded and Modernised Three Bedroom Semi Detached House
- Well Located for access to local amenities and highly regarded schools
- Lounge and a Fabulous Dining Kitchen in addition to a Utility Room
- Two Double Bedrooms, a good sized single along with an elegant House Bathroom
- Having been newly carpeted and rewired with the addition of a consumer unit
- Gas centrally heated and double glazed throughout

ACCOMMODATION ENTRANCE HALL Impressively laid with sleek porcelain tiled flooring creating a stylish finish and accommodating a staircase with plush carpeting. There's also a radiator, ceiling lighting, a useful storage cupboard beneath the stairs and doors to the lounge and dining kitchen. **LOUNGE** This room is both spacious and inviting featuring a lovely bay window overlooking the front of the property, fireplace housing a coal effect gas fire, cosy carpet, ceiling lighting, a radiator and attractive double doors opening into the **OPEN PLAN DINING KITCHEN** Thoughtfully designed and beautifully styled with porcelain floor tiling extending from the entrance hall, down lighting, eye catching contemporary cupboards adorn the walls with lighting beneath and a solid rustic oak block work surface extends along giving space for breakfast dining. There's also a one and a half bowl ceramic sink and drainer, an induction hob with splashback and extractor over along with integrated appliances including a dishwasher, fridge and freezer. To the dining area a large picture window overlooks the rear garden, a radiator gives warmth and further cupboards provide an abundance of storage. Furthermore there's an integrated double oven with grill, door to a shelved storage cupboard along with access to the **UTILITY ROOM** - Of good proportions laid with porcelain tiled flooring adding a touch of luxury, a large window and a part glazed door to the rear garden, ceiling lighting and a counter top with space and plumbing beneath for a washing machine and clothes dryer.

A carpeted balustraded staircase rises to the **FIRST FLOOR GALLERIED LANDING** With a stairhead window, ceiling lighting, built in storage cupboard housing the Combi gas central heating boiler and a ceiling hatch to the fully boarded loft space. **BEDROOM ONE** A double bedroom overlooking the frontal aspect and having carpet, ceiling lighting, radiator. **BEDROOM TWO** A further double bedroom having a rear aspect, carpet, radiator, ceiling lighting and the benefit of a built in wardrobe. **BEDROOM THREE** A good sized single bedroom overlooking the frontal aspect and having carpet, radiator and ceiling lighting. **FAMILY BATHROOM** Having privacy glazing, a chrome heated towel rail, extractor fan, ceiling lighting, luxury floor and wall tiling coupled with a fabulous contemporary suite. A fixed rainhead shower with hand held attachment sits over the panelled bath with mixer tap, there's a W.C and vanity unit inset with hand wash basin complete with a mixer tap. **REAR GARDEN** A generous garden enjoying a sunny aspect and laid to a paved patio, established flower beds bordering the lawn, a decorative gravelled seating area and tucked away there's a perfect play area for younger family members to enjoy. A garden gate also gives access to a concrete garage and tarmac driveway. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: D DIRECTIONS:** Off Five Ways island in Shifnal take Innage Road, turning first right into The Lindens, follow the road along where the property sits on the right hand corner. **SAT NAV POST CODE: TF11 8AB '**







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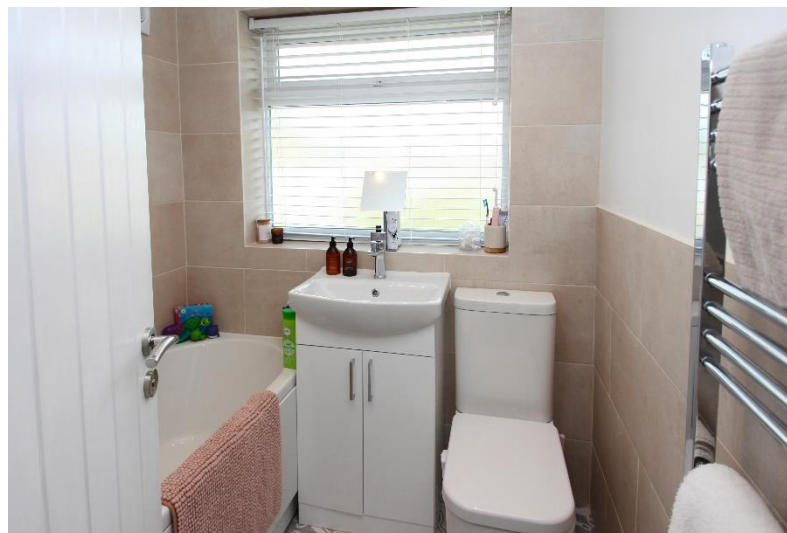
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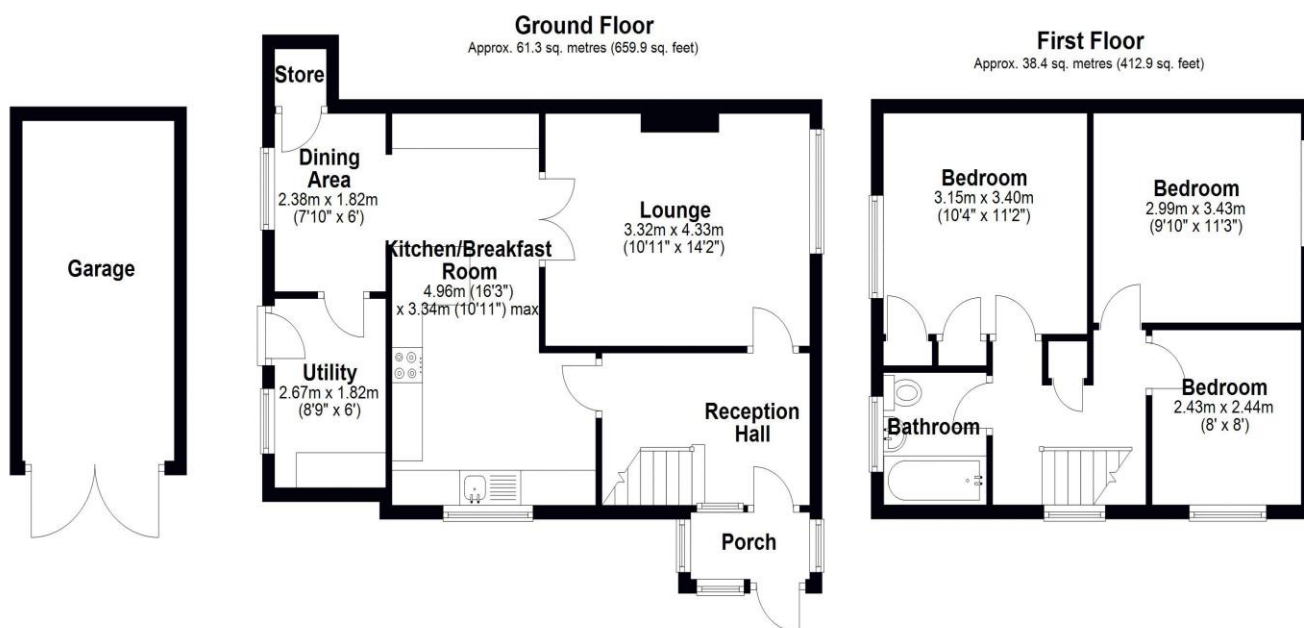
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Total area: approx. 99.7 sq. metres (1072.7 sq. feet)

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