



4 Stafford Place Shifnal TF11 9BH

A Rare Gem in the Heart of Shifnal within a desirable cul de sac setting featuring delightful wrap around gardens and the benefit of double garaging. This four bedroom detached residence offers a perfect blend of space and versatility to suit a modern family lifestyle. The location just off Silvermere Park is convenient for access to the welcoming restaurants, bars, shops and cafes in the town and it's also in the catchment area for well renowned primary schools and Idsall High School in Shifnal along with Birchfield independent school only a short distance away within Albrighton. The accommodation is impeccable and stepping inside you are welcomed by a spacious Reception Hall accommodating an imposing central staircase. Leading off to the right a Study offers a peaceful retreat for working from home or it could be adapted for use a children's playroom, and the exquisite Lounge adjoining the sizeable Conservatory is a total delight. To the further side of the hall an impressive John Lewis Dining Kitchen is styled with a range of cupboards and drawers topped with sleek work surfaces. A Utility sits alongside the kitchen completing the ground floor. Upstairs across the first floor spacious landing the Principle Bedroom enjoys an En Suite Shower Room, a further bedroom is currently in use as a Study and the remaining two double bedrooms are equally impressive, along with the house bathroom. Shifnal is also well placed for easy access to road and rail networks with the M54 being easily accessible via Junction 3 and 4 as well as a station in the town with trains running to Shrewsbury, Birmingham and beyond.

ACCESS A paved driveway gives parking for several vehicles in addition to the double garaging. There's also wrought iron gated access to the rear garden alongside the property.

Overview

- A Rare Gem in the Heart of Shifnal with Wrap around Gardens and Double Garaging
- Minutes away from the town's excellent choice of shops, restaurants, bars and cafes
- Local primary schools and Idsall High School are highly regarded and Birchfield Independent School in Albrighton is also within easy reach
- Reception Hall, Two Reception Rooms, Downstairs Cloakroom
- Dining Kitchen, Separate Utility Room and a Conservatory

ACCOMMODATION An open porch with lighting and a paved pathway proceeds to the composite entrance door opening into the **RECEPTION HALL** Recently laid with oak effect high quality laminate flooring and having ceiling lighting, radiator, an imposing staircase to the upper floor with open space beneath along with access into the downstairs Cloakroom, Study and Lounge. **CLOAKROOM** Having a privacy window, radiator, carpet, ceiling lighting, a W.C., and hand wash basin. **STUDY** Currently in use as an office and overlooking the frontal aspect through a bay window, flooring laid with carpet, ceiling lighting and a range of fitted cupboards, shelving and a desk. Double opening privacy glazed panelled doors also open into **LOUNGE** A light filled welcoming room overlooking the conservatory and the side aspect, two ceiling lights, four wall lights, flooring laid with cosy carpet, two radiators, an elegant fireplace housing a coal effect gas fire creating a focal point and double opening glazed panelled doors to **CONSERVATORY** Of brick and UPVC construction newly fitted with window blinds, two radiators, wall lighting, a paddle light fan, laminate flooring laid in front of a single side aspect garden door, the main flooring is laid to carpet and double doors open to the rear garden. **DINING KITCHEN** An attractively appointed John Lewis fitted kitchen overlooking a triple aspect displaying electric Roman blinds, down lighting to the whole of the ceiling gives evening illumination, a radiator provides warmth and there's a comprehensive range of cupboards with eye catching work space above incorporating a one and a half bowl composite sink and drainer having a glazed display cupboard above, a four ring gas hob with splashback and extractor over and there's a larder unit for storing more kitchen essentials. In addition, the integrated appliances comprise of a dishwasher, fridge/freezer as well as a double oven with grill. The flooring is laid to tiling within the kitchen area and carpet to the dining area. A separate **UTILITY ROOM** connects housing a countertop with space and plumbing beneath for a washing machine and dryer, a stainless steel sink and drainer with a glazed cupboard above, tiled walls, ceiling lighting, radiator, tiled flooring and a door to the rear garden.

A spindled carpeted staircase rises to **FIRST FLOOR SPLIT GALLERIED LANDING** Having a frontal aspect window, two ceiling lights, radiator, and a built-in cupboard housing the Worcester Bosch hot water cylinder. **PRINCIPLE BEDROOM** Having an aspect over the rear of the property, a radiator, ceiling lighting, carpet and three built in wardrobes along with a door to **EN SUITE SHOWER ROOM** Having a privacy rear aspect window, fully tiled walls, carpet, a chrome heated towel rail, down lighting, extractor fan and a suite comprising of an enclosed W.C., vanity unit inset with hand wash basin and cupboard beneath, in addition to a recently replaced walk-in shower enclosure with a fixed rainhead shower. **BEDROOM TWO/STUDY** Having a rear aspect, carpet, ceiling lighting, radiator, built in shelved cupboards, a desk and base cupboards. **BEDROOM THREE** Having an aspect over the front of the property, a built-in wardrobe, carpet, ceiling lighting, radiator. **BEDROOM FOUR** Also having a frontal aspect and a built-in wardrobe, ceiling lighting radiator and carpet. **HOUSE BATHROOM** Having a privacy window, carpet, extractor fan, ceiling lighting, radiator, fully tiled walls and an attractive suite comprising of a panelled bath with mixer tap and handheld attachment along with a shower screen. **REAR GARDEN** Impressively laid out, well maintained and wonderfully private, a perfect retreat featuring well stocked colourful herbaceous borders providing colour and interest through the seasons whilst dining on the paved seating and dining area below the timber pergola or relaxing on the expanse of lush lawn. Furthermore, paving wraps around the property, a flower bed laid with decorative pebbles, and a water feature has also been created providing an interesting focal point. Beyond the gated and walled side access laid to lawn there's a pretty flower border, an established majestic tree along with a paved pathway proceeding to the **DETACHED DOUBLE BRICK AND TILED GARAGING** Having a part glazed pedestrian side door, power, lighting, two electrically controlled doors to the front and plenty of storage within the roof space. **DIRECTIONS: SAT NAV POST CODE: TF11 9BH** From the centre of Shifnal take the Wolverhampton Road A464 following the road along and immediately after the Park House Hotel turn left into Silvermere Park. Carry on down the road turning left into Mere Close entering into Stafford Place, round to the left continuing down where the property sits on the left-hand side of the cul de sac. **SHROPSHIRE COUNCIL TAX BAND: G EPC RATING: C**







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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



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Total area: approx. 218.5 sq. metres (2352.0 sq. feet)

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