

Amberley House Park Lane Shifnal TF11 9HD

"Amberley House" A unique opportunity to acquire an exceptional Georgian Style Four Bedroom Residence with so much to offer including a superb Two Bedroom Annexe to suit multi-generational family living or visiting guests. This high specification property built in 2014 by renowned Shropshire Homes offers a perfect blend of space, comfort and style catering perfectly for family life and the current owner has recently redecorated the property throughout creating a wonderful stylish finish. After stepping inside through the impressive porticoed entrance you are welcomed through a central reception hall accommodating an imposing staircase and attention to detail is reflected with the fabulous flooring extending along to the rear of the property coupled with access to a handy ground floor W.C., Study, an elegant Lounge, a Sun Room providing dining and seating space to enjoy family leisure time overlooking the rear garden and a Wow factor well equipped Breakfast Dining Kitchen is sure to impress with it's eye catching sleek cabinets and ample work surfaces. Completing the ground floor just off the kitchen a Utility Room giving even more storage also connects to an inner hallway providing access to the Annexe. Upstairs across the spacious galleried landing a Principle Bedroom boasts an En Suite, a further bedroom sits alongside the Family Bathroom and the remaining two bedrooms share a Jack and Jill Shower Room. A perfect family home too good to miss so don't hesitate to pay a visit as soon as you can.

ACCESS The property frontage is enclosed with mature laurel hedging along the roadside and low walling between the neighbouring property giving privacy, with paved areas for multiple vehicle parking. The house also overlooks a shaped lawn interspersed with mature trees including flowering cherry and a variety of pretty rose bushes. To the side elevations there's gated access to the rear garden along with a door to the Annexe.

Overview

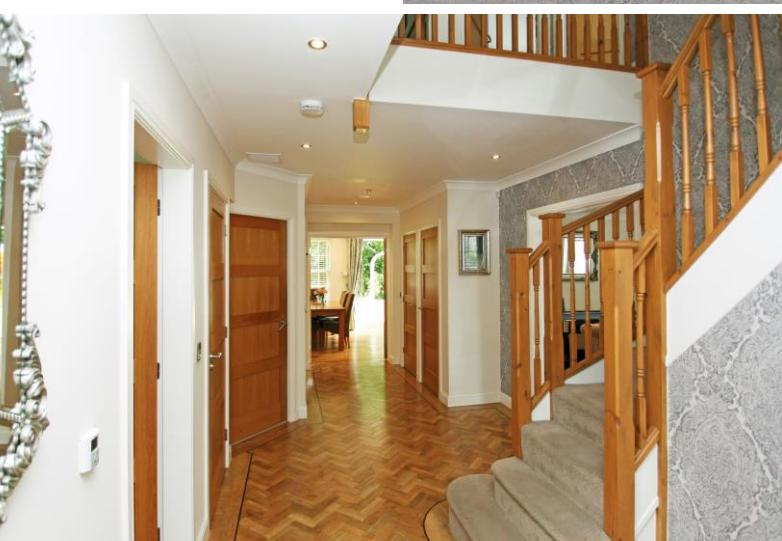
- An Outstanding Georgian Style Residence on a Generous Plot accommodating an Annexe
- Fabulous woodland rear garden and driveway parking for multiple vehicles
- Amenities only moments away, St Andrews School a three minute walk, further schooling nearby and a rail station in the town. The M54 is also easily accessible.
- The Main house - Ground floor Reception Hall, Study, W.C., Elegant Lounge, Stylish Dining Kitchen, Utility, Sun Room

ACCOMMODATION The grand porticoed entrance and composite front door give access into the **RECEPTION HALL** Laid with herringbone Karndean flooring creating a warm welcome during the coolest of days with its underfloor heating, and the striking staircase creates a wonderful focal point rising to the upper floor. Storage is well catered for with a shelved cupboard beneath the stairs and four more to the rear of the hall., one housing the IT hub. There's also down lighting and a handy downstairs W.C. - laid with tiled flooring and having an extractor fan, vanity unit cupboard inset with a sink and mixer tap. To the left of the hall a **STUDY** giving the flexibility for use as a children's playroom or a snug and fitted with high gloss Hammonds built in furniture providing useful storage. To the further side of the hall double part glazed doors open to an elegant **LOUNGE** with glazing overlooking a dual aspect, down lighting, a classic fireplace housing a coal effect gas fired stove and tastefully decorated wall panelling. The kitchen and sun room sit to the rear of the hall enjoying aspects over the enchanting garden. **SUN ROOM** Offering space for dining and relaxing on comfy sofas where a 100 inch 4K media wall surrounded by LED lighting provides family entertainment, the luxurious herring bone Karndean flooring extends from the hall, there's down lighting and French doors open to the rear garden aspect. **BREAKFAST DINING KITCHEN** Beautifully styled with luxurious porcelain tiled flooring and a comprehensive range of full height sleek cupboards with lighting beneath adorning the walls, contrasting quartz upstands and ample work surfaces extending to a breakfast dining area. Down lighting provides evening illumination and the kitchen is also bathed in natural light through two skylight windows along with a door and windows overlooking the rear garden. Integrated appliances comprise of a full size freezer and fridge, deep pan drawer giving flexible use, further soft close drawers, a larder unit and dishwasher. In addition, there's a deep stainless steel sink with a filtered mixer tap having lighting above, a Rangemaster six ring gas hob with two ovens beneath and a large chimney extractor over. Wall sockets also provide T.V. and Internet connection. **UTILITY ROOM** Complemented by the kitchen porcelain flooring, two extra wide sinks with a spray mixer tap, upstands and work space along with eye level and base cupboards. There's down lighting, an extractor fan, the gas central heating boiler and a door into the **INNER HALLWAY** With part glazed front and rear doors to the gardens, a Hammonds fitted wardrobe, skylight window, down lighting and doors to **THE ANNEXE ACCOMMODATION** **PRINCIPLE BEDROOM** Overlooking the frontal aspect and having down lighting, carpet, built in Hammonds high gloss fitted furniture giving storage and a door to **EN SUITE** - Featuring a vanity cupboard unit inset wash basin, enclosed flush W.C., and a walk-in shower enclosure with thermostatic shower over. **SHOWER ROOM** With porcelain tiled floor and wall tiling, ceiling light, extractor fan, Shower cubicle with rainhead shower and hand held attachment, vanity unit with wash basin, and a W.C., complete with a heated seat and washer. **SECOND BEDROOM** Sitting to the rear of the annexe having two rear aspect windows, carpet, down lighting and featuring floor to ceiling high gloss Hammonds fitted furniture. **STORE/DRESSING ROOM** with two rear aspect windows.

The imposing spindled and carpeted staircase rises to the impressive **GALLERIED LANDING** - With downlighting along with a ceiling fixing for a grand chandelier above the staircase. There's also a shelved airing cupboard, a frontal aspect stairhead window, ceiling hatch with ladder access to a boarded loft having lighting within. The rooms flow off the landing on this upper floor, all heated with radiators. **PRINCIPLE BEDROOM** A spacious room overlooking the frontal aspect providing comfort and tranquility with its new tasteful decor and the fitted stylish Hammonds wardrobes add the perfect finishing touch. **EN SUITE SHOWER ROOM** Porcelain tiled flooring adds luxury, a privacy window overlooks the rear aspect, down lighting, heated towel rail, tiled walls and a suite comprising of a vanity with inset sink, an enclosed flush W.C., and a walk-in shower enclosure. **BEDROOM TWO** Overlooking the rear aspect and having carpet, down lighting, radiator. **BEDROOM THREE** Overlooking the rear aspect and having carpet, down lighting, radiator and a door connecting to the **JACK AND JILL BATHROOM** Having a privacy window, heated towel rail, beautiful porcelain tiled flooring and eye catching wall tiling, extractor fan, down lighting, a vanity unit with inset wash basin, enclosed W.C., and a Jacuzzi bath with mixer tap and a thermostatic shower. The room also connects to the **FOURTH BEDROOM** - Overlooking the frontal aspect and having carpet, down lighting and a radiator.

REAR GARDEN A timber gated side aspect houses a cold water tap and a large timber storage shed having power and light within. There's also an external power point and wall lighting along the rear of the property. Great care and thought has gone into the garden design with its impressive concrete imprinted tiled effect terrace to enjoy family dining and entertaining bordering an extensive well maintained lawn overlooking a natural woodland entered through an illuminated arbour. Within the woodland areas have been created for children to enjoy laid with bark for safety, a picnic area and there's a veg patch too for the keen gardener. Fruit trees sit along perimeter fencing including apple, pear, plum and fig for all the family to enjoy. **SHROPSHIRE COUNCIL TAX BAND: G EPC RATING: C DIRECTIONS:** From the centre of Shifnal take the Wolverhampton Road (A464) and follow the road along past the Park House Hotel and Silvermere Park on the left, turning right into Park Lane. "Amberley House" sits immediately on the left hand side of the road as you turn into Park Lane.







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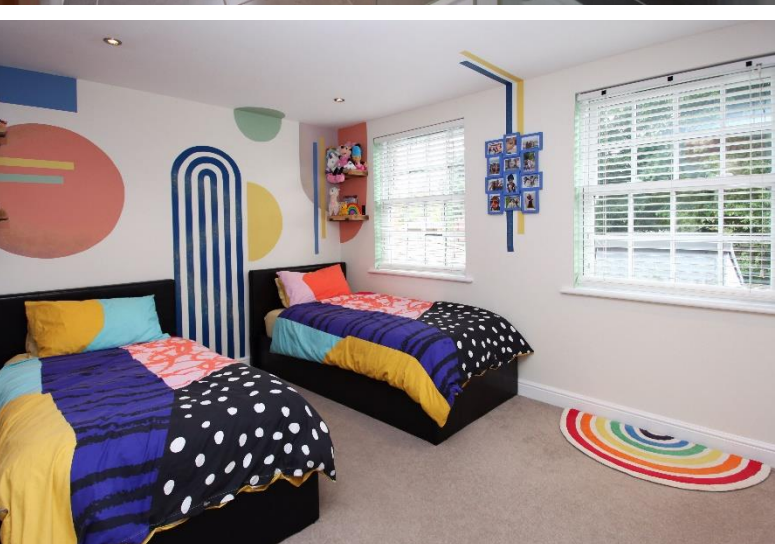
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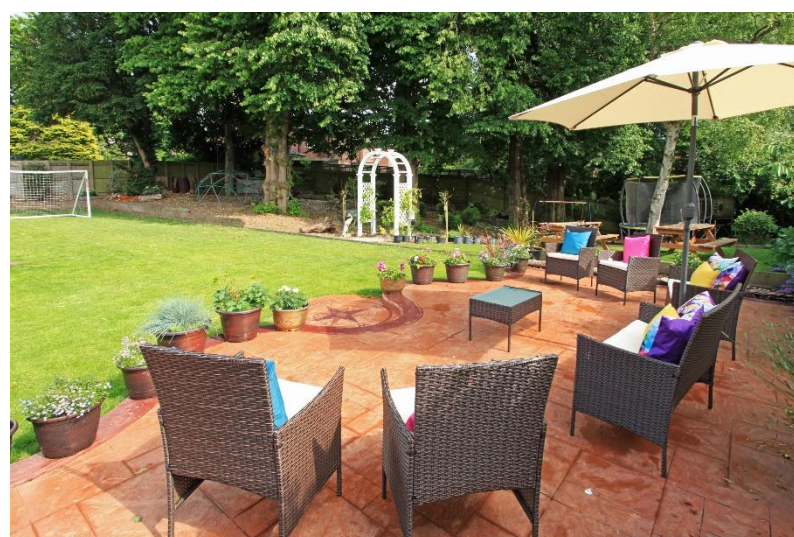
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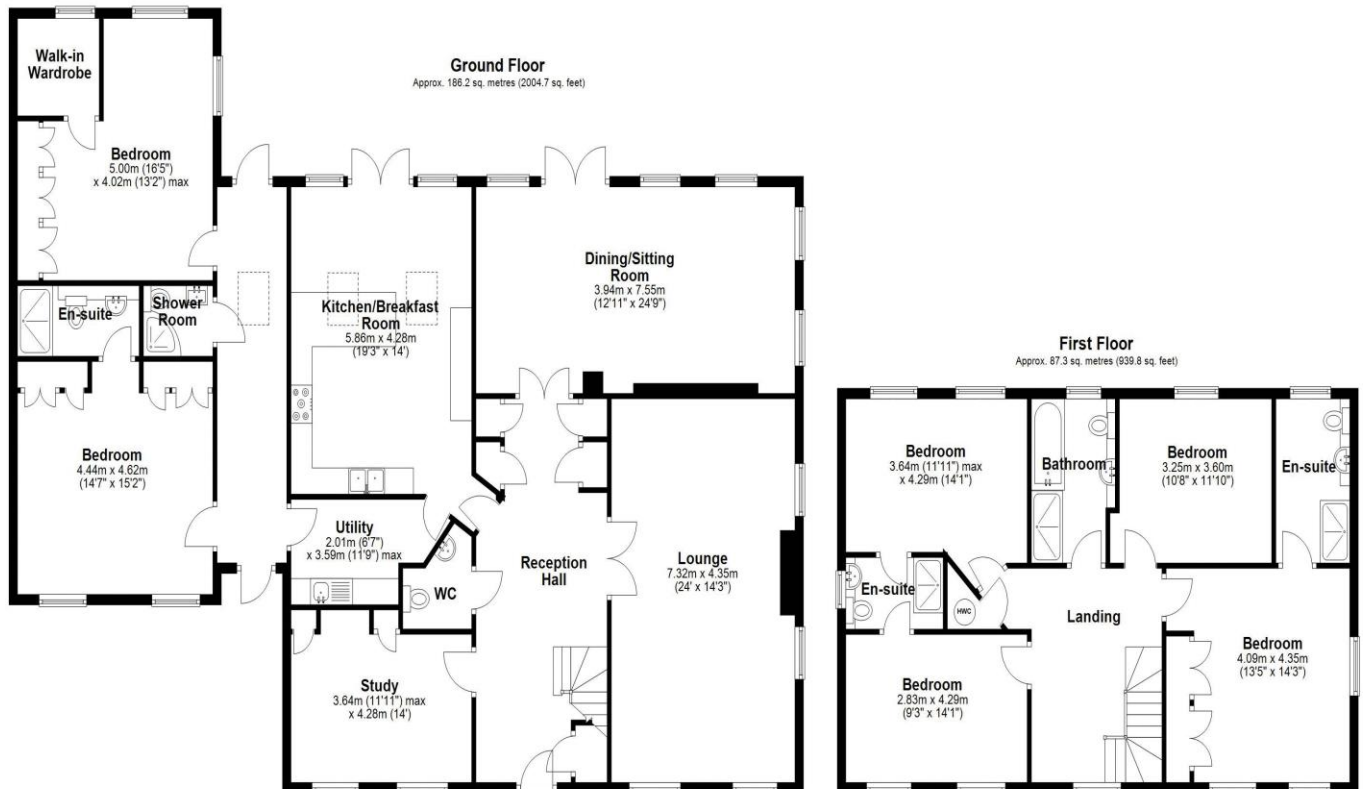
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Total area: approx. 273.5 sq. metres (2944.4 sq. feet)

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