

## 25 Hough Way, Shifnal, TF11 9PF

A Well Designed Modern Three Bedroom Semi Detached Family Home in a private driveway with an enviable open outlook adding to the appeal. The location tucked away within the popular Thomas Beddoes development on the southern rural fringe of Shifnal offers a perfect blend of town and country with convenient access to local schools, there's a children's playground on the doorstep, and the town's great choice of amenities are only moments away. 25 Hough Way caters perfectly for today's modern lifestyle with its stylish layout of rooms arranged over two floors and luxury bathroom suites. The property invites you into an entrance hall connecting to a well proportioned Lounge enjoying the open green aspect and majestic trees. An inner hallway accommodates a convenient downstairs Guest Cloakroom and opposite there's a useful walk-in storage facility for household essentials and hanging outdoor clothing. Adjacent to the hallway is the well equipped Dining Kitchen extending to French doors opening to the good sized rear garden, a great spot for dining al fresco. Upstairs a contemporary bathroom adds modern luxury along with the Principle En Suite Bedroom, a further double and a single bedroom. Shifnal is well connected for commuters with trains running from its station to Telford, Shrewsbury, Birmingham and onwards to London Euston and the M54 being easily accessible via junctions 3 and 4.



**ACCESS** The property sits within a private drive just off Hough Way with driveway parking for two cars alongside the house and gated access to the rear garden.

## Overview

- A Modern Three Bedroom Family Home in a select modern development with a pleasing open outlook

- Semi rural location yet within easy reach of local schools and Shifnal's excellent amenities

- Entrance Hall and an attractively styled

Lounge

- Inner Hallway accommodating a Downstairs

Guest Cloakroom and a large walk-in storage

cupboard

- Attractively appointed Dining Kitchen

- Principle En Suite Bedroom and a Family

Bathroom serving the further double and single

bedrooms

- Combi gas central heating and full double

glazing

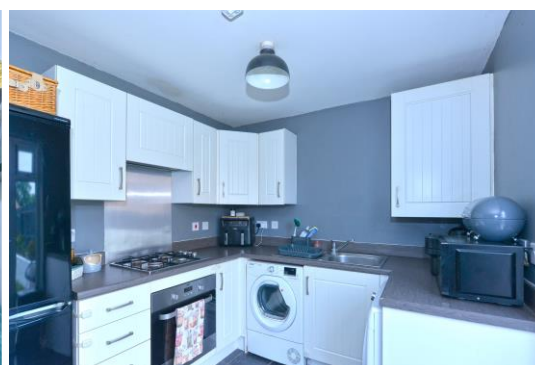
- Good sized rear garden

**ACCOMMODATION** A tiled overhang porch with a composite part glazed door opens to **ENTRANCE HALL** Accommodating a staircase to the first floor, a radiator, ceiling lighting and attractive herring bone style flooring which continues into the lounge, inner hallway and dining kitchen. **LOUNGE** Having a radiator, ceiling lighting and a pleasing open aspect in addition to a panelled wall creating an eye catching focal point and there's a door to the **INNER HALLWAY** Providing a most useful walk-in cloaks hanging cupboard and plenty of space for household essentials.

**DOWNSTAIRS GUEST CLOAKROOM** Having tiled flooring, ceiling lighting, extractor fan, radiator, pedestal hand wash basin and W.C.

**DINING KITCHEN** The elegant French doors flood the room with natural light and the dining area is perfectly placed for gathering round the table with friends and family. An array of contemporary cupboards topped with contrasting work surfaces and upstands provide ample space for creating family meals. There's a four ring gas hob with an extractor over, a stainless steel splashback, electric oven, sink and drainer, space and plumbing for a washing machine and dryer along with space for an upright fridge/freezer and the combi gas central heating boiler sits discreetly within a wall mounted cupboard.

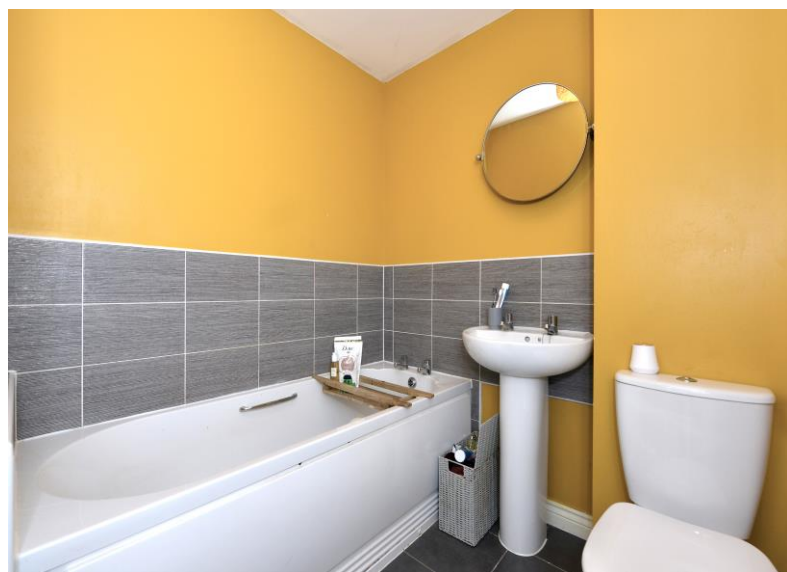
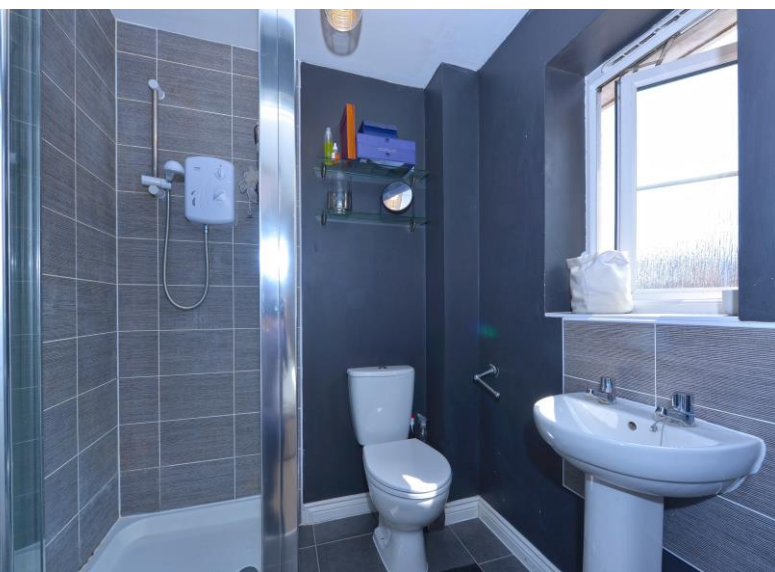
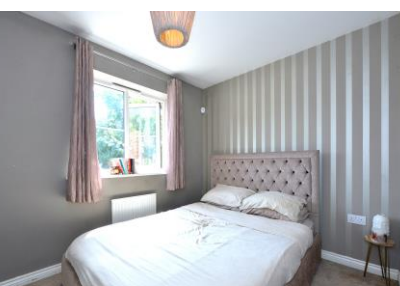
A carpeted, turning staircase with handrail rises to **FIRST FLOOR LANDING** - With a ceiling hatch to a part boarded loft with a ladder giving access, ceiling light, radiator. **PRINCIPLE BEDROOM** A further room overlooking the front of the property and enjoying an open outlook. Flooring is laid with carpet, a radiator gives warmth, there's a central ceiling light point and the bedroom has its own **EN SUITE SHOWER ROOM** Having a privacy window, radiator, ceiling light, extractor fan and attractively appointed with stylish wall and floor tiling, a shower cubicle with an electric shower over, pedestal hand wash basin and a W.C. **BEDROOM TWO** A double sized bedroom having an aspect over the rear of the property towards parkland and having carpet, radiator, a ceiling light point. **BEDROOM THREE** A single bedroom overlooking the rear aspect and having carpet, radiator and a ceiling light point. **BATHROOM** Featuring tiled flooring and a part tiled wall alongside the panelled bath, a pedestal hand wash basin, W.C., and there's an extractor fan, ceiling lighting and a radiator. **REAR GARDEN** An interesting garden laid out with raised flower beds, illuminated steps down to a decked dining area , also inset with lighting creating a fabulous atmosphere for family to gather during the evening. A paved patio along the rear of the property houses a cold water tap and external power points. There's also a timber garden shed giving a storage facility. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: B DIRECTIONS: SAT NAV POST CODE: TF11 9PF what 3 words//unscathed.alley.acting**





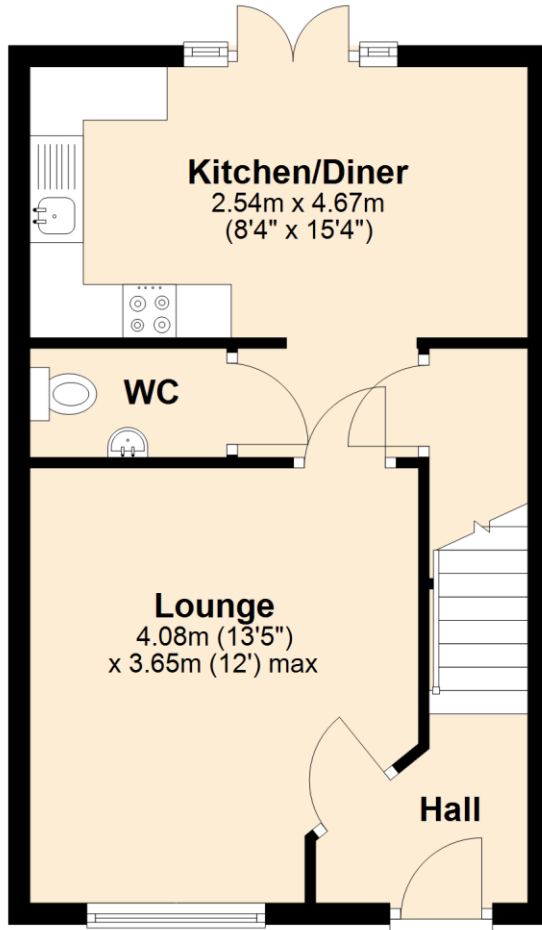






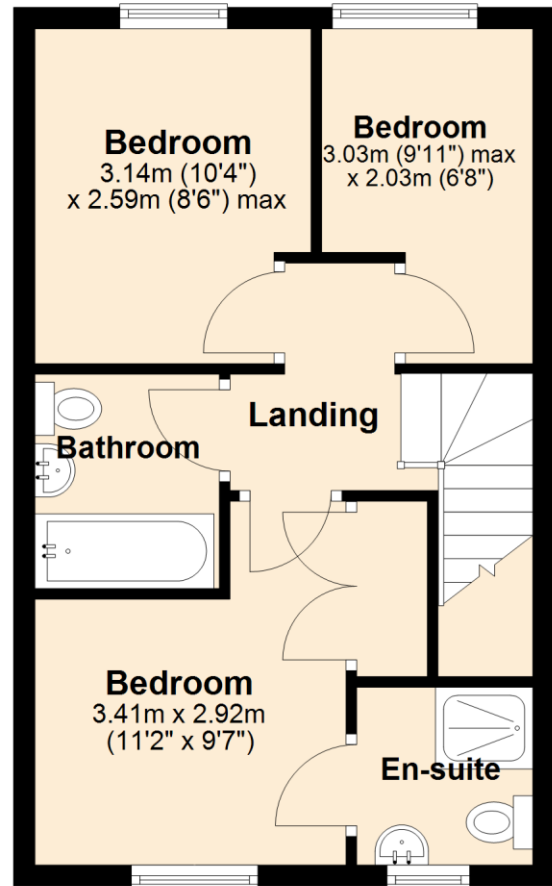
## Ground Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



## First Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



Total area: approx. 73.2 sq. metres (787.6 sq. feet)

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4 Broadway, Shifnal, TF11 8AZ



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