

Talbot Close Shifnal TF11 8SG

A Superb Three Bedroom Semi Detached Family Home in Talbot Close Shifnal, a peaceful location in an established neighbourhood. This delightful property having tastefully upgraded owned solar panels with guaranteed income per annum (further details available) and extended accommodation offers an Entrance hall with a cosy Living Room leading off giving a warm welcome. It also connects to an extensive modern stylishly appointed Dining Kitchen maximising natural light featuring rooflight windows along with elegant French doors to the rear garden. An inner hallway just off the kitchen houses a convenient W.C., as well as an adaptable reception room currently in use for storage. Upstairs you will find two double bedrooms displaying fitted wardrobes and a single bedroom along with an elegant modern Shower Room. This delightful Shropshire town with its welcoming restaurants, cafes, bars, shops and highly regarded schools is also well connected with trains running from Shifnal station to Telford, Shrewsbury and Birmingham along with the M54 being only a short driving distance to Junctions 3 and 4.

ACCESS The property sits behind a lawned front garden with a paved driveway and car port alongside the house with an area giving storage. There's also a built in cupboard within the side of the property and a part glazed door opens into the Inner Hallway.

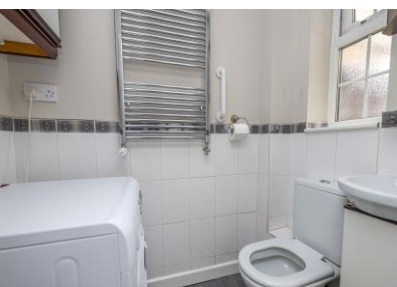
Overview

- A Tastefully Extended and Upgraded Three Bedroom Semi Detached Family Home with the benefit of NO UPWARD CHAIN
- An Inner Hallway accommodating a handy Downstairs W.C.,
- Two Reception Rooms and an Extensive Stylishly Appointed Well Equipped Open Plan Dining Kitchen
- Two Double Bedrooms, a Single sized Bedroom along with a Modern beautifully appointed Shower Room
- Double Glazing throughout and Gas Central Heating

ACCOMMODATION A tiled overhang porch with lighting alongside and a UPVC part glazed door gives access into the **ENTRANCE HALL** Having a side aspect window, carpet, ceiling lighting, radiator, a staircase to the upper floor and a door to **LIVING ROOM** A large window overlooks the frontal aspect, there's a coved ceiling with lighting, fitted carpet, radiator and a door to **OPEN PLAN DINING KITCHEN** Filled with natural light beaming in through the roof light windows, a window overlooking the rear garden and French doors, this well equipped kitchen features a plentiful array of cupboards including a large larder unit, glazed display cupboards, drawers and attractive contrasting work surfaces. Adding to the appeal there's so much space for the largest of dining tables and chairs for all the family. Ceiling spotlighting creates a cosy feel during the evening, two radiators provide warmth and the floor tiling is a further highlight along with the integrated appliances including a four ring gas hob with stainless steel chimney extractor over, a double electric oven with microwave above, a small dishwasher, fridge/freezer and a one and a half bowl ceramic sink and drainer. Just before accessing the Inner Hallway there's a useful built in storage cupboard. **INNER HALLWAY** With a door to W.C., having a privacy glazed window, part tiled walls and tiled flooring, ceiling lighting, a chrome heated towel rail, corner hand wash basin with cupboard beneath and a W.C., along with space and plumbing for a washing machine. The second reception room currently in use for storage also sits to the rear of the hallway. **RECEPTION ROOM** Having a radiator, loft access hatch, two fluorescent ceiling lights and French doors to the rear garden aspect.

A carpeted staircase with handrail rises to the **FIRST FLOOR LANDING** With a stairhead window, ceiling light, loft access hatch, a built in airing cupboard housing the Worcester combi gas central heating boiler and door to **BEDROOM ONE** A double bed sized room overlooking the frontal aspect and having radiator, carpet, ceiling light point, radiator, t.v. aerial point, a fixed padded bedhead with bedside tables alongside, both with power points for table lamps, and fitted wardrobes having drawers within. **BEDROOM TWO** A further double room overlooking the rear aspect and enjoying an elevated view over the countryside. In addition to having flooring laid to carpet, radiator, ceiling light point, power points either side of the bed for table lamps and a fitted wardrobe incorporating a dressing table unit with mirror above. **BEDROOM THREE** A single bedroom overlooking the frontal aspect with carpet tiled flooring, radiator, ceiling light point and there's space to build a wardrobe or cupboard over the stairhead. **SHOWER ROOM** Having a privacy window overlooking the rear aspect, tasteful wall and floor tiling, downlighting, a heated towel rail and an attractive modern suite comprising of a large shower enclosure with thermostatic shower over, vanity unit inset with hand wash basin and mixer tap, W.C., **REAR GARDEN** Fully enclosed and well screened with an array of established trees and herbaceous borders surrounding a well maintained lawn and paving. A timber shed also provides a storage facility.
SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: DIRECTIONS: SAT NAV POST CODE: TF11 8SG







Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

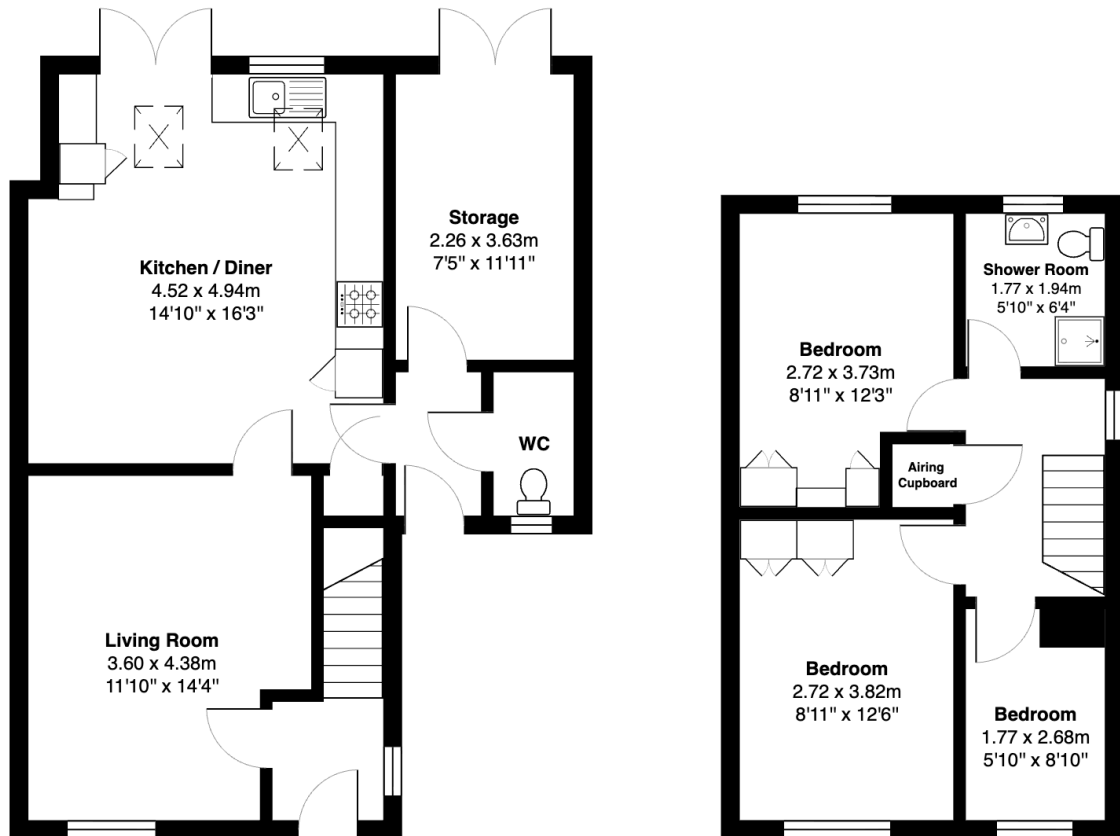
Our dedicated and friendly team will assist you. Get in touch today!

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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



Total Area: 91.6 m² ... 986 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

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