

12 Nelson Court Shifnal TF11 8TT

Set on a corner position within an established development on the northern Rural fringe of the town itself. Four Bedroom Family Home forming part of the popular Admirals Farm development within Shifnal with a convenient supermarket and new medical practice close by, along with local schools only moments away and a more extensive range of amenities in this sociable town centre. Adding to the appeal, the property benefits from converted loft space creating a second floor en suite bedroom perfect for an extended family. Stepping inside an Entrance Hall takes you into a front facing Lounge/Dining Room which connects with the kitchen and an adjoining Conservatory, giving even more living space. Upstairs on the first floor two bedrooms are doubles and there's a single bedroom all served by the family bathroom. On the second floor you will find the fourth bedroom complete with a shower room.

The rear garden forms a private setting coupled with access to driveway parking and the detached garage. Shifnal is also well connected having trains running from the station to Telford, Shrewsbury, Birmingham and beyond to London Euston along with the M54 being easily accessible at junctions 3 and 4.

ACCESS From the front of the property along a paved path to the front door.

Overview

- On a corner position and well located for amenities and local schools a Four Bedroom Semi Detached House with the benefit of driveway parking combined with a detached garage
- Converted loft space creating a further floor with an En Suite Bedroom perfect for an extended family
- Lounge/Dining Room, Conservatory and Kitchen
- Three First Floor Bedrooms and Family Bathroom
- Fourth Bedroom with En Suite Shower Room in the converted loft space
- Gas Central Heating, Double Glazing and PIR security lighting
- South West facing enclosed rear garden having driveway parking access to the detached garage

ACCOMMODATION A tiled overhang open porch and an entrance door opens to **ENTRANCE HALL** With wood effect laminate floor, ceiling light point, radiator, a staircase to the first floor landing and a door to **LOUNGE/DINING ROOM** A front facing room featuring a dado rail, coal effect gas fire, carpet, radiator, ceiling lighting and a dining area to the rear also having a dado rail, radiator, ceiling lighting and doors to **CONSERVATORY** With leaded light effect double doors, electrics, ceramic flooring and doors to the rear garden. **KITCHEN** Overlooking the garden and having a part glazed door to the side garden aspect, radiator, ceiling lighting, a lino tiled effect floor, stainless steel sink and drainer, wall mounted Worcester Bosch gas central heating boiler, part tiled walls, a cooker hood and an array of modern cupboards. In addition there's space for a dishwasher, cooker and a fridge as well as ample space in the garage for a freezer.

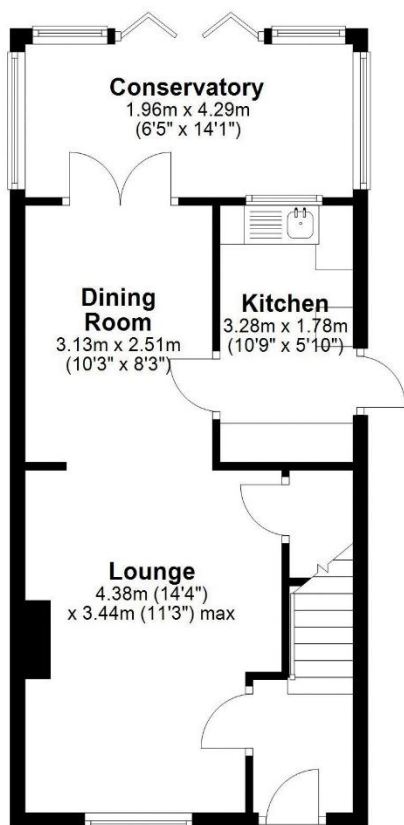
A carpeted staircase with handrail rises to the **FIRST FLOOR GALLERIED LANDING** With ceiling lighting, a stairhead window an airing cupboard housing a hot water cylinder and a staircase leading up to the fourth En Suite Bedroom. **BEDROOM ONE** A double front facing room with carpet, ceiling lighting, radiator and built in mirrored wardrobes. **BEDROOM TWO** A further double sized bedroom having a rear aspect, carpet, ceiling lighting and radiator. **BEDROOM THREE** A single bedroom overlooking the rear aspect with carpet, ceiling lighting and a radiator. **HOUSE BATHROOM** With vinyl oak boarded effect flooring, downlighting, an extractor fan, radiator and a modern suite comprising of panelled bath tiled to surround with mixer tap and electric shower over along with a shower screen, pedestal hand wash basin with cupboard beneath and a W.C. **SECOND FLOOR FOURTH BEDROOM** With a Velux roof light creating a light and bright room, vinyl wood effect flooring, ceiling lighting, shelved storage and access to eaves space. **SHOWER ROOM** With ceramic tiled flooring, downlighting, an extractor fan, a fully tiled shower cubicle having an electric shower over, hand wash basin with cupboard beneath and a W.C. **REAR GARDEN** Laid to an Astro turf lawn for ease of maintenance, a paved pathway alongside the property and to the rear gate giving access to a paved driveway and the detached garage. There's also a timber shed and greenhouse for the keen gardener. **SHROPSHIRE COUNCIL TAX BAND: EPC RATING: C DIRECTIONS:** From the centre of Shifnal proceed north along Broadway which becomes High Street and Newport Road (B4379). On the outer edge of the town turn right into Drayton Road and immediately left into Admirals Close. Turn right into Meadow Drive past Balfour Road on the right and then right into Nelson Court where the property sits on the right within a corner position. **SAT NAV: POST CODE: TF11 8TT**





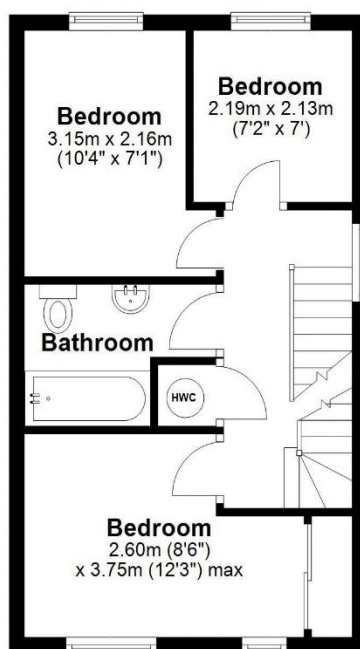
Ground Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



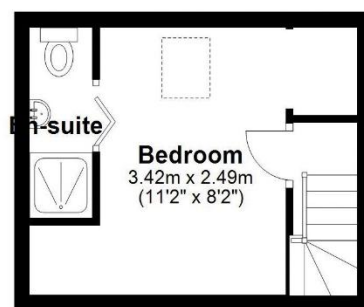
First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)

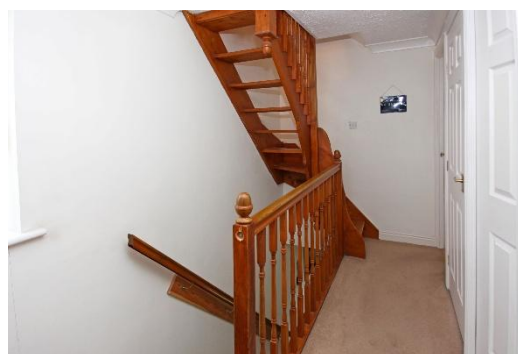


Second Floor

Approx. 15.0 sq. metres (161.4 sq. feet)



Total area: approx. 103.9 sq. metres (1118.6 sq. feet)



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