

34 Stafford Avenue Shifnal TF11 9AN

WITH NO UPWARD CHAIN Immaculate and Tastefully Appointed Two Bedroom Semi-Detached Dormer Bungalow in a desirable Shifnal neighbourhood within easy reach of the town centre shops, restaurants, cafes, traditional bars and a new medical practice. Adding to the appeal of this lovely home and maximising storage is an attached brick built garage extending to a utility and workshop. 34 Stafford Avenue has been well maintained and provides a spacious layout of rooms decorated in a modern and light finish. After stepping into the entrance hall you are welcomed into the delightful Lounge/Dining Room enjoying a pleasing outlook over the tiered rear garden extending towards a babbling brook. The contemporary Kitchen showcasing high gloss cupboards and metro tiled walls is stylish and well equipped with integrated appliances. Sleeping arrangements on the ground floor are also well provided for with a front facing double bedroom and a tastefully appointed bathroom alongside. Upstairs the upper floor bedroom with its own en suite shower room having vertical space and light created by the skylight windows also impresses. This delightful Shropshire town is also handy for commuting via Shifnal station with trains running to Telford, Shrewsbury, Birmingham and beyond to London Euston and the M54 is easily accessible at junctions 3 and 4.





ACCESS The property sits behind an extensive tarmacadum frontage and an attached garage.

ACCOMMODATION An open porch with lighting above and a UPVC door gives access to

ENTRANCE HALL With radiator, ceiling light and a storage cupboard.

LOUNGE/DINING ROOM A dual aspect room with a feature fireplace housing a coal effect gas fire creating an attractive focal point along with the elegant French doors framing the rear garden aspect. There's also two ceiling lights, a radiator and a staircase to upper floor giving storage beneath.

KITCHEN Contemporary and attractive with sleek cupboards, contrasting work surfaces and upstands, metro tiled walls and ceramic tiled flooring, a composite sink beneath the window which overlooks the rear garden aspect, four ring gas hob with splashback and a stainless steel extractor hood above along with an integrated electric modern double oven and space with plumbing for a dishwasher. A door also conveniently opens to the side of the property where you step into the garage extension providing a utility area and workshop room.

DOWNSTAIRS BEDROOM A front facing room with radiator, carpet and a ceiling light paddle fan. **BATHROOM** With a side aspect privacy window, attractive fully tiled walls and flooring, a chrome heated towel rail, panelled bath with mixer tap, screen and electric shower over, pedestal hand wash basin with mixer tap and a W.C.

A carpeted staircase rises from the lounge/dining room to the upper floor **SECOND BEDROOM SUITE** **BEDROOM TWO** With down lighting and roof lights maximising natural light, carpet, access to useful under eaves storage space within both sides of the room, radiator, a walk-in shelved wardrobe with lighting and a further storage space with lighting housing a Combi gas central heating boiler. **EN SUITE SHOWER ROOM** With natural light beaming in through a skylight window and having a chrome heated towel rail, down lighting, extractor fan and a modern suite comprising of a shower enclosure with thermostatic shower over, a W.C., vanity unit inset with hand wash basin and a wall mirror above. There's also access to even more under eaves storage space.

GARAGE EXTENDING ALONG TO UTILITY AREA AND WORKSHOP With fluorescent ceiling lighting, an electrically dual controlled garage door giving the convenience of inner and outer access. The central area of this extensive space provides kitchen style cupboards and work space with plumbing beneath for a washing machine and there's ample space for further white goods. The Workshop sits to the rear with high level windows, two fluorescent ceiling lights and a wall mounted electric heater. There's also a double glazed door opening to the

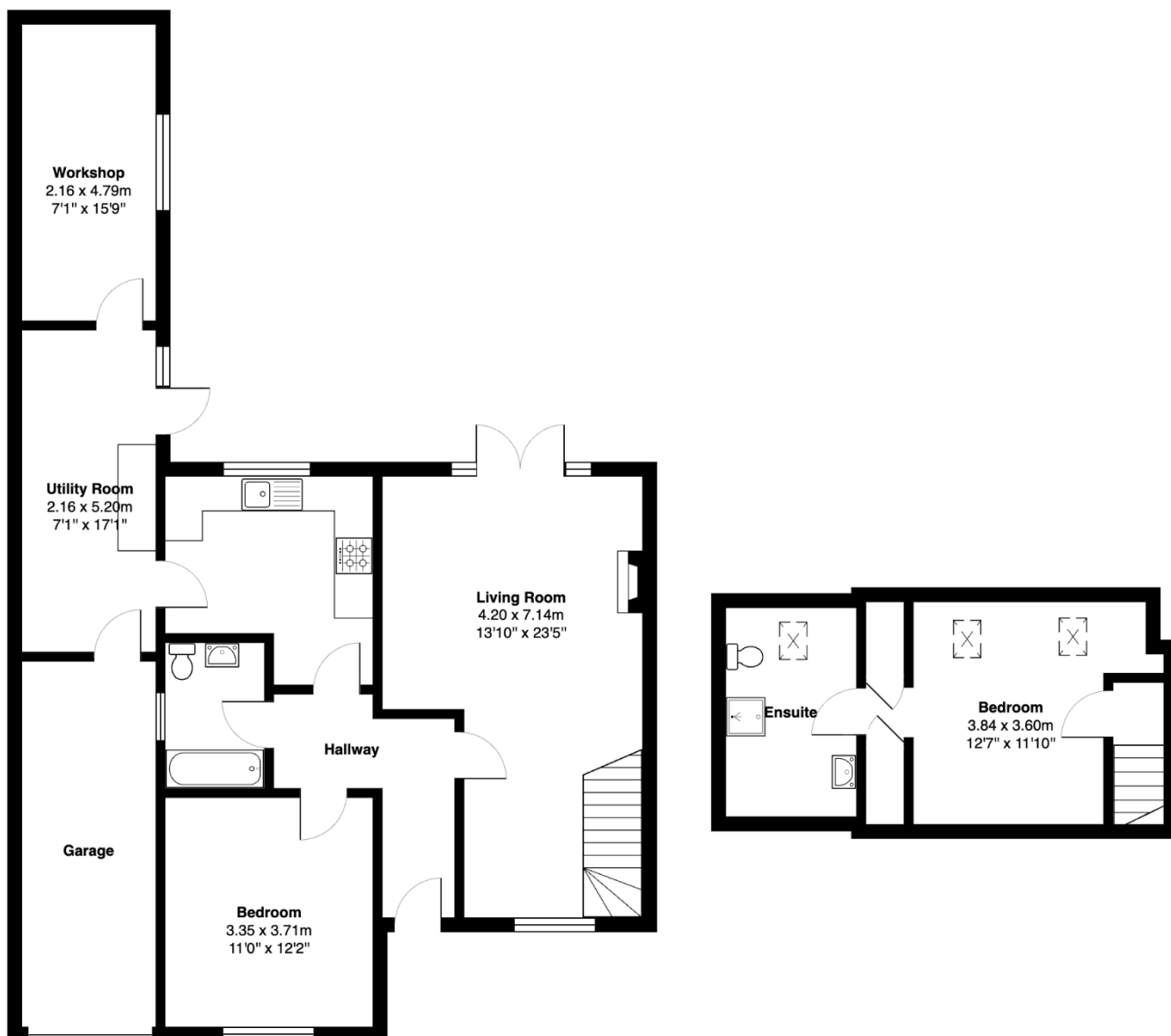
REAR GARDEN The garden is well screened with fence panelling and conifer hedging forming a private setting laid out with timber decking having a pergola over featuring cascading wisteria giving colour and interest, perfect for dining al fresco, and there's a cold water tap along with external power sockets adding convenience. Stepping down, tiered levels laid to lawn extend towards Wesley brook, a timber garden shed provides a storage facility and an area laid to paving is ideal to house a barbeque.

SHROPSHIRE COUNCIL TAX BAND: C

EPC RATING: D

DIRECTIONS: From Market Place, Shifnal continue beneath the railway bridge taking first right into Church Street and first left into Vicarage Drive. Stay left into Wesley Crescent and again into Stafford Avenue where the property will be found on the left hand side.





Total Area: 122.2 m² ... 1316 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
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