

A VERY RARE OPPORTUNITY TO ACQUIRE THIS FOUR/FIVE BEDROOM DETACHED PROPERTY, LOCATED IN ONE OF SHIFNAL MOST PRESTIGIOUS RESIDENTIAL LOCATIONS, ON THE VERY RURAL FRINGE OF SHIFNAL - INCLUDING AN ADDITIONAL BUILDING PLOT FOR A THREE BEDROOM DWELLING WITH FULL PLANNING PERMISSION. The desirable rural location with the Shropshire countryside on the doorstep along with the commanding substantial plot in Park Lane, reputable local schools only moments away and a great choice of restaurants, traditional bars, cafes and shops in the sociable town centre adds to the appeal of this exceptional property combining space with quality. After stepping through the front door a welcoming reception hall takes you into all the interconnecting rooms providing a layout of stylish contemporary living spanning the whole of the property commencing with the Lounge, a haven of comfort to enjoy movie nights on comfy sofas by the fireside and there's also convenient access through to the Dining Room where you will love hosting gatherings with family and friends coupled with the luxurious Kitchen showcasing an orangery roof and well equipped to create culinary delights. Two separate inner hallways accommodate the sleeping arrangements, one sitting to the rear of the reception hall providing a House Bathroom, two bedrooms and a possible fifth bedroom currently in use as a dressing room. Within the east wing a second hallway off the side of the reception hall boasts a third bedroom and a newly re-modelled stylish En Suite along with the Principal En Suite bedroom and its captivating Wet Room Bathroom providing an oasis of calm. Commuters will also appreciate convenient travel links having regular train services running from Shifnal station and the M54 being within easy driving distance to Junctions 3 and 4 both giving fast access to Telford, Shrewsbury, Birmingham and onwards to London Euston.

**ACCESS** The property sits behind a double electronically gated semi-circle in and out driveway with a low level wall topped with laurel hedging along the roadside as well as a wrought iron gate giving pedestrian access.

**NEW BRICK BUILT DETACHED GARAGE CONVERSION** With dual opening bi fold doors, ring security cameras, an apex roof giving storage, laminate flooring, power points and two wall heaters along with an abundance of space for use as a gym or a home office facility.

## Overview

- A Very Rare Opportunity to acquire a Four/Five Bedroom Detached Property of this calibre in Shifnal Including a Building Plot for a Three Bedroom Detached Dwelling with **FULL PLANNING PERMISSION**
- The property commands a substantial plot within a garden setting and secure gated driveway parking
- A rural location with the Shropshire countryside on the doorstep, reputable schools nearby, and a wealth of amenities in the town centre only moments away
- Reception Hall, Two Reception Rooms, Stylish well equipped Kitchen and a Conservatory
- Two En Suite Bathrooms and a House Bathroom
- Full Double Glazing and Gas Central Heating along with part underfloor heating and external Ring Security Cameras
- New Detached brick built glazed Garage Conversion/Home Office/Gym
- **INCLUDING BUILDING PLOT - FULL PLANNING GRANTED - 3 BEDROOM DETACHED HOUSE**

## ACCOMMODATION

An entrance porch with lighting and an imposing composite entrance door with glazed panels to either side gives access into the

**RECEPTION HALL** Tastefully laid with oak boarded flooring continuing through to the Lounge, Dining Room, Kitchen, Two Inner Hallways and the Principal Bedroom. Furthermore providing natural light there's a roof light, ceiling lighting, radiator, a meter cupboard with storage space and a step up to an inner hallway with sensored lighting.

**LOUNGE** Having ceiling spotlights, a high level front facing window, radiator, a modern electric fire creating a focal point and open access through to the

**DINING ROOM** Stepping up to the dining area where natural daylight is projected down from a roof tunnel, down lighting provides evening illumination, two radiators create warmth and there's also convenient access into the East Wing hallway with sensored lighting. The generous sized conservatory adjoins the garden aspect offering a further living and informal relaxed dining area perfect for enjoying lazy days.

**CONSERVATORY** Of brick and UPVC construction featuring an opening tilting window, spotlighting, French doors to the rear garden and underfloor heating adding a touch of luxury.

**KITCHEN** Highlighting an orangery style roof giving a feeling of space this stylish high quality and well appointed kitchen adorned with a comprehensive range of sleek cupboards, granite work surfaces, along with eye catching wall tiling is most impressive. An array of lighting adds further appeal with colour changing lights, two illuminated display cupboards as well as under cupboard lighting and uplighting within the orangery style roof creating a relaxing ambiance. In addition integrated appliances include a five ring gas hob with an extractor hood over, a fridge/freezer, dishwasher and washing machine and there's also convenient access into the rear garden.

**INNER HALLWAY FROM THE DINING ROOM** With a storage cupboard housing the Worcester Bosch gas central heating boiler and hot water cylinder, sensored lighting and access to

**HOUSE BATHROOM** With a privacy glazed window and beautifully appointed displaying fully tiled walls, a wood effect tiled floor, heated towel rail, down lighting and a suite comprising of a large walk-in shower enclosure with rainhead shower and a hand held attachment, vanity unit and an enclosed flush W.C.

**BEDROOM ONE** Currently in use as a study, front facing with radiator, carpet and spotlighting.

**BEDROOM TWO** Overlooking the rear aspect and having radiator, spotlighting, carpet and a step down to **DRESSING ROOM/POSSIBLE FIFTH BEDROOM** With French doors to the garden, carpet, radiator and ceiling light.

**OFF THE EAST WING INNER HALLWAY** - With sensored lighting

**BEDROOM THREE** Having carpet, radiator, ceiling lighting and a door to

**NEW EN SUITE SHOWER ROOM** With a privacy glazed window, heated towel rail, fully tiled walls, high quality vinyl flooring, and a corner shower enclosure with fixed rainhead shower and hand held attachment, vanity unit and an enclosed flush W.C.

**PRINCIPAL BEDROOM SUITE** The bedroom is both spacious and light with a high level window and French doors framing the garden. Bedside lighting provides evening illumination along with an elegant ceiling chandelier. Clothes hanging space is also well catered for with glazed fronted wardrobes having sliding doors, drawers and lighting within.

**EN-SUITE WET ROOM/ BATHROOM** The fully tiled flooring with under floor heating is a perfect addition in helping to take the edge of those chilly winter mornings, while the eye catching freestanding slipper roll top bath and its cascading fountain tap with a hand held attachment are perfectly placed beneath a roof light where you can relax and enjoy watching the stars above. Furthermore the walls are also fully tiled, there's a shower enclosure with thermostatic shower over and hand held attachment, down lighting through the room, a chrome heated towel rail, a large vanity unit inset with hand wash basin, mixer tap, a W.C., wall mounted glazed cupboard with sensored lighting and a built in niche alongside the bath having ambient lighting within.

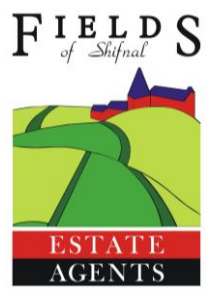
**GARDENS** From the kitchen door a paved terrace gives access to a conifer hedged and fence panelled area laid to a lush lawn and housing a brick built barbeque chimney, perfect for outdoor leisure and the family to enjoy dining. There's also a large steel shed providing a storage facility and space for dustbin storage. To the further area of the gardens featuring established trees and shrubs an expanse of lawn extends through a conifer hedged archway and the rear boundary overlooks an open field with the benefit of no overlooking properties.

**SHROPSHIRE COUNCIL TAX BAND: F**

**To Follow 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. Turn right into Park Lane and continue for approximately half a mile where "Brackenridge" sits on the left hand side.

**SAT NAV: POST CODE:** TF11 9HD what3words///clerk.anode.prone







## 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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Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)

4 Broadway, Shifnal, TF11 8AZ



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



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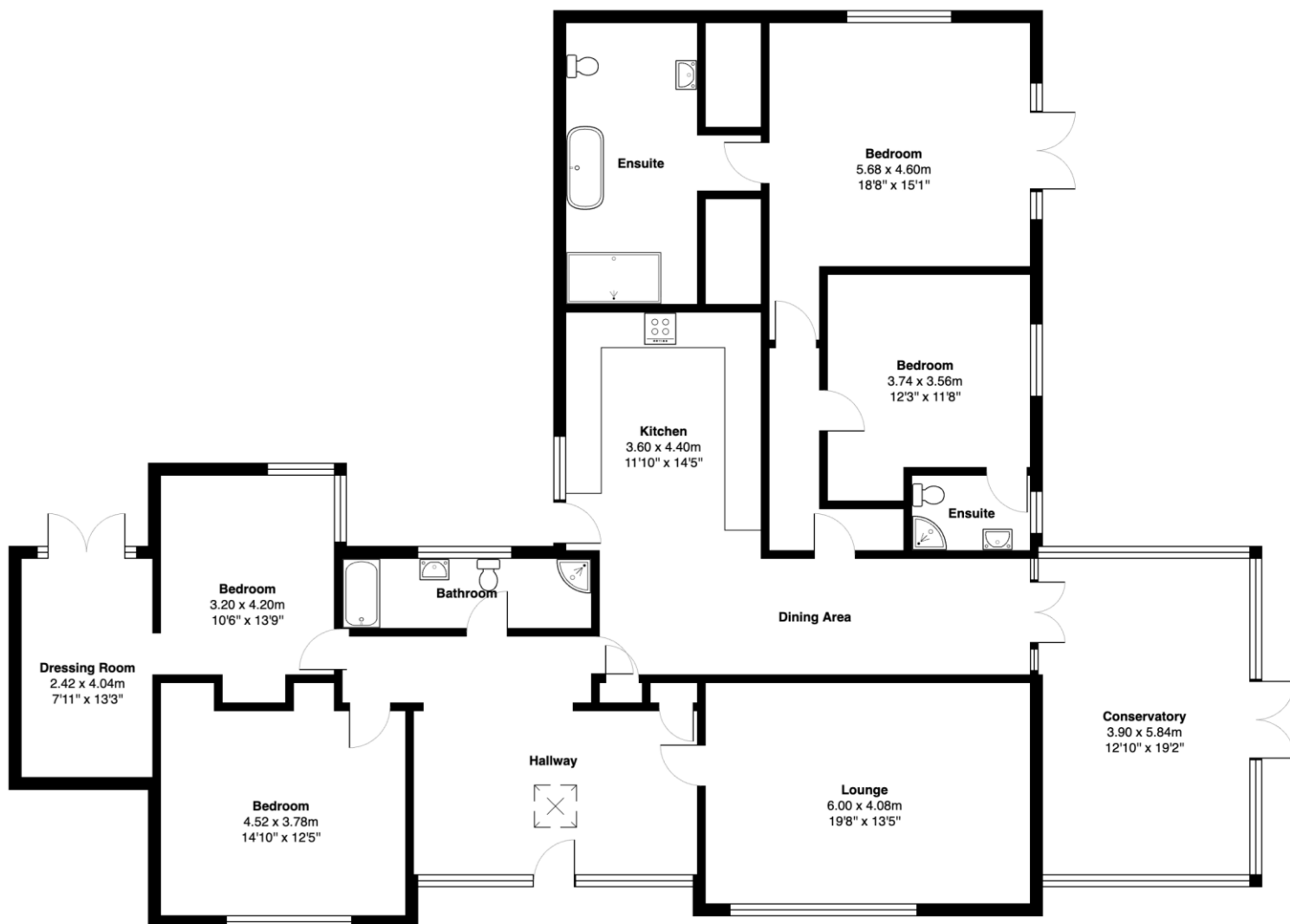
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Total Area: 224.8 m² ... 2419 ft²

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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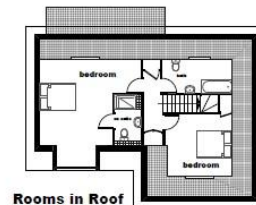
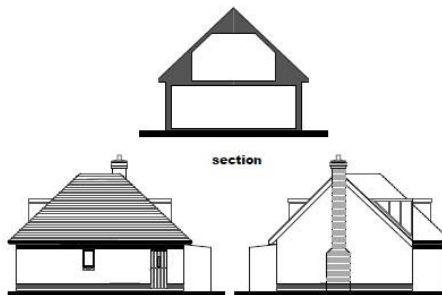
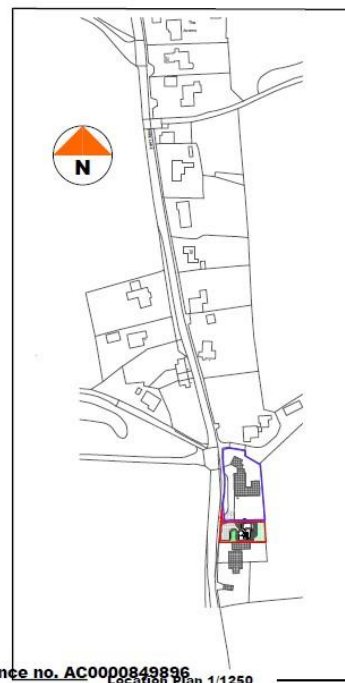
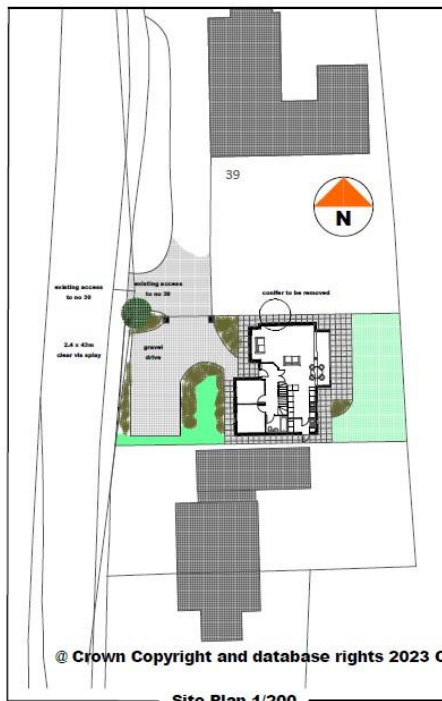
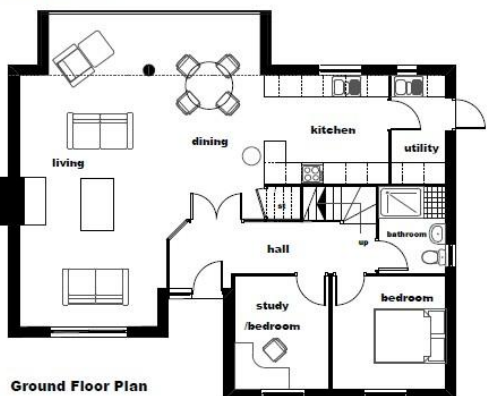
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Architectural design consultants Partnership LLP

Proposed dormer bungalow, on land adjacent to, 39 Park Lane, Shifnal

DWG NO. 39 Park Lane 01

SCALE 1/50 1/100 1/200 1/500

DATE Aug 2015

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