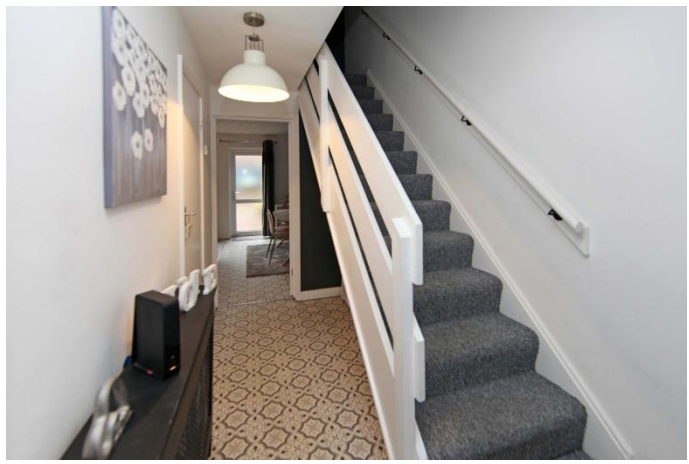


15 Broadway Close, Shifnal. TF11 8DH

A Deceptively Spacious Three Bedroom home tucked away in Broadway Close, Shifnal amidst a terrace of similar properties with the benefit of a front and rear garden designed for ease of maintenance. The current owner has upgraded and restyled this lovely home to be proud of with its chic decor creating a perfect blend of style and comfort adding to the charm. The central town location is also convenient within easy walking distance to the independent shops, restaurants, traditional bars and cafes. After stepping into the property a welcoming entrance hall greets you with a must have Guest Cloakroom and seamlessly flowing along to the attractive Lounge/Dining Room. For informal breakfast dining the well appointed Kitchen enjoys ample work top and cupboard space as well as a walk-in pantry offering extra storage for essential household items or further white goods. Upstairs an attractive family bathroom serves the good sized bedrooms. Commuters will also appreciate rail services running from Shifnal station to Telford, Shrewsbury and Birmingham along with easy access to the M54 via Junctions 3 and 4.



ACCESS From the cul de sac a paved walkway fronts the property with a low wicket gate and a fenced front garden laid to decorative bark giving access. A built in meter cupboard with storage space sits alongside the front door.

Overview

- A Stylishly Appointed and Upgraded Three Bedroom Mid Terrace Family Home in a Cul de Sac Position within central Shifnal
- Only a short stroll to the town centre shops, restaurants, traditional bars, cafes and further amenities
- The area is also well served with reputable schooling, children's play parks and countryside walks
- Entrance Hall accommodating a Guest Cloakroom
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Family Bathroom serving the three bedrooms
- Gas Central Heating (boiler newly serviced as informed by the vendor) and full Double Glazing
- Front and Rear Gardens. On Road Parking within the cul de sac

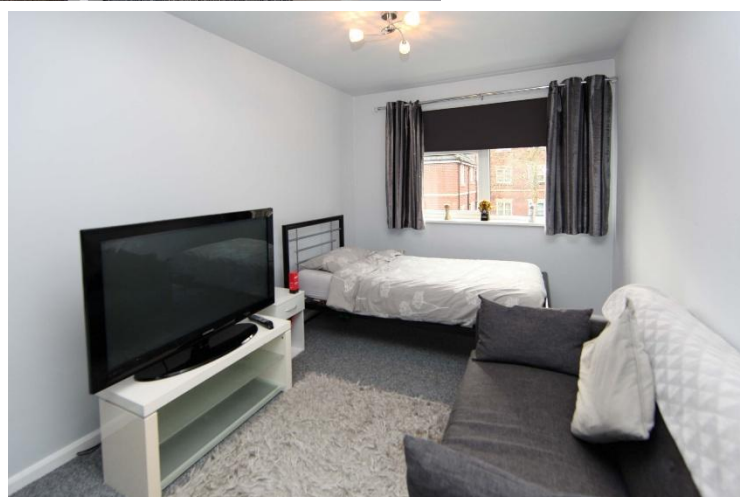
ACCOMMODATION

An open entrance porch and a UPVC front door opens to the **ENTRANCE HALL** Accommodating a staircase to the first floor and having useful under stairs storage space, attractive cushion flooring continuing into the cloakroom, kitchen and lounge/dining room, a covered radiator, ceiling lighting and a door to **DOWNSTAIRS CLOAKROOM** With a high level privacy front facing window, W.C. and hand wash basin.

LOUNGE/DINING ROOM With access into the rear garden and defined areas for dining and relaxing created by the cushion flooring along with cosy carpet to enjoy leisure time on comfy sofas in front of the elegant fireplace housing a coal effect electric fire creating a warm glow. Two ceiling points give evening illumination, there's a radiator for warmth and a t.v. aerial point. **BREAKFAST DINING KITCHEN** Featuring an array of stylish cupboards with contrasting work surfaces, tiled walls, ceiling spotlights, a stainless steel sink and drainer, a dual fuel oven, wall mounted Baxi central heating boiler, a radiator, space and plumbing for a washing machine and space for a freestanding fridge/freezer. In addition a door opens to a most useful walk-in Pantry with lighting, shelving and there's space to house further white goods.

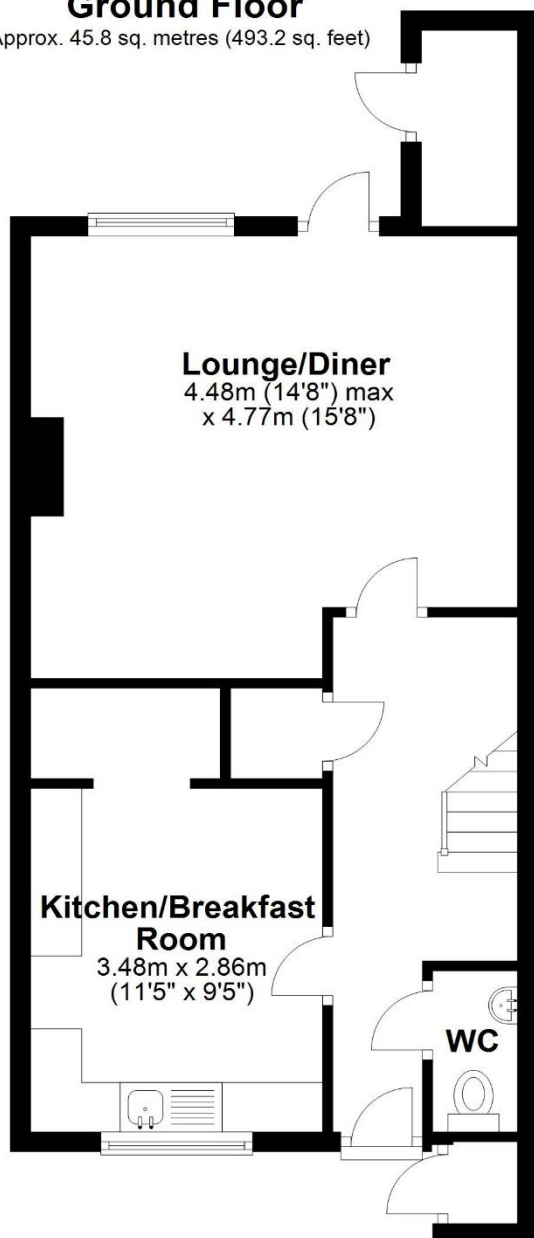


A carpeted staircase with handrail rises to the **FIRST FLOOR LANDING** Having a loft access hatch, a built in shelved cupboard and a further cupboard housing the hot water cylinder. **BEDROOM ONE** Front facing with carpet, radiator, ceiling lighting and built in wall to wall wardrobes. **BEDROOM TWO** Rear facing with carpet, radiator and ceiling lighting. **BEDROOM THREE** Rear facing with carpet, radiator and ceiling lighting. **FAMILY BATHROOM** Front facing with a high level privacy window, cushion flooring, radiator, neutrally tiled walls and a suite comprising of a panelled bath with mixer tap and hand held attachment, an electric shower, pedestal hand wash basin and a W.C. **REAR GARDEN** Attractively laid out with decorative gravel and a paved patio for dining al fresco along with a useful brick outbuilding having lighting. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: C DIRECTIONS:** From our office in Broadway proceed north and follow the road along where Broadway Close sits immediately after the Wheatsheaf Inn on the left hand side of the road.



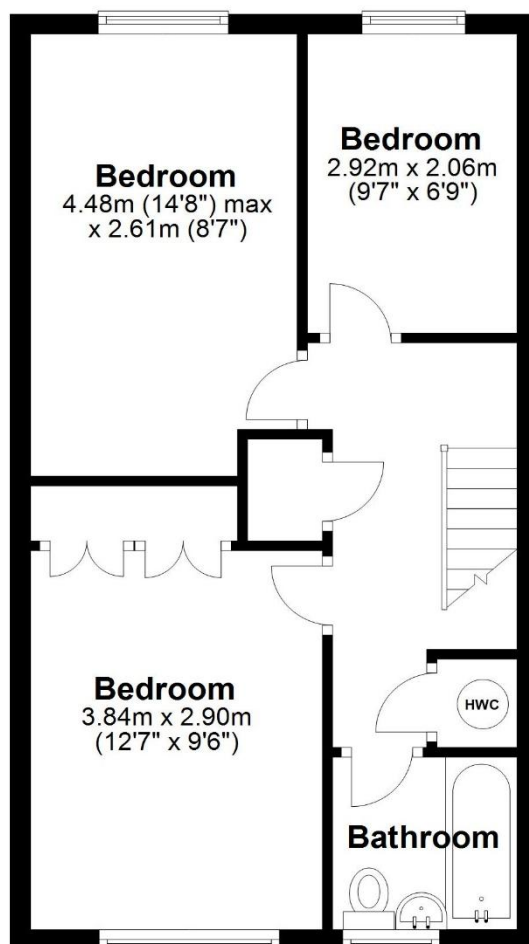
Ground Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 88.9 sq. metres (957.1 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!

01952 460000

Email: 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